

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Sandon Close, Rochford, SS4 1TT £1,450 Per Calendar Month

Horizon Estate Agents are pleased to bring to the market a spacious two bedroom end of terrace. Ideal location being within walking distance of the train station, local bus routes, shops and schools. The property benefits are; two double bedrooms, good size living space leading into a double glazed UPVC conservatory, family bathroom and well maintained kitchen. The property has been newly redecorated, with new carpets fitted. Internal viewing is essential

[sales@horizonestates.co.uk](mailto:sales@horizonestates.co.uk)  
[horizonestates.co.uk](http://horizonestates.co.uk)



rightmove

onTheMarket.com

### **Entrance hall**

Carpeted, White skirting, radiator, textured ceiling.

### **Kitchen**

10'2 x 5'8 (3.10m x 1.73m)

Tiled effect vinyl flooring, skirting, a range of eye and base level unit cupboards, inset sink and drainer, Brown double glazed UPVC window to rear, textured ceiling.

### **Lounge**

15'7 x 11'10 (4.75m x 3.61m )

Carpeted, skirting, radiator, power points, textured ceiling, doors leading too;

### **Conservatory**

UPVC double glazed throughout, carpeted, radiator, UPVC doors leading too garden.

### **Bedroom one**

11'6 x 11'10 (3.51m x 3.61m)

Carpeted, skirting, power points, radiator, textured ceiling, UPVC double glazed windows to rear of the property.

### **Bedroom two**

11'10 x 8'10 (3.61m x 2.69m)

Carpeted, skirting, power points, radiator, textured ceiling, UPVC double glazed windows to rear of the property.

### **Bathroom**

6'11 x 5'11 (2.11m x 1.80m)

Tiled flooring, Three piece suite, pedestal wash hand basin, low level WC, paneled bath with shower attachment and shower screen, textured ceiling.

### **Garden**

Decking area leading to lawn.

### **Additional Information**

Council: Rochford District Council

Tax Band: C

Rental Amount: £1,450 pcm

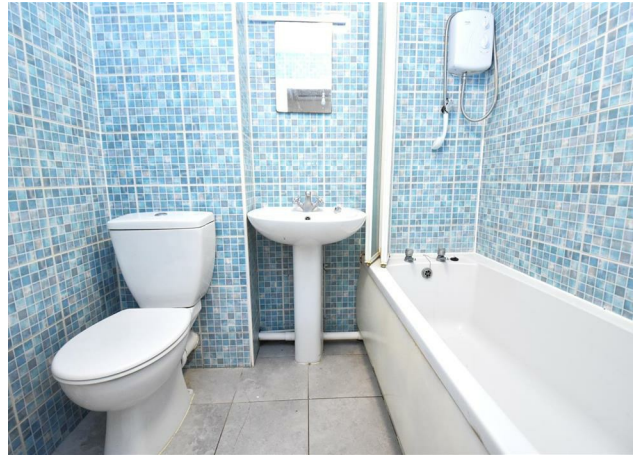
Deposit: £1,673

### **Agents Note**

You must supply us with the following information, before we can run reference checks on you. We require this information from all parties that are contributing to the rent. If a Guarantor is required, we also need this information.

Information we require - ID (Passport and driving licence) - Most recent P60 - Last 3 months Bank statements - Last 3 months payslips (your last years accounts if self-employed) - A copy of your credit report. (This can be obtained by Exquifax, Experian)

Once all of the above has been received we will then email you our referencing form, which must be completed and returned to us before any referencing can be commenced. Please be aware that the property will remain on the market until we have all the above information and you have passed referencing. Once we receive your holding deposit of £100, the property will be withdrawn from the market. You will be offered insurance, which you have no obligation to take. If you decide to take insurance through FCC Paragon, the amount of commission we will receive will depend on the size of the policy/policies taken.

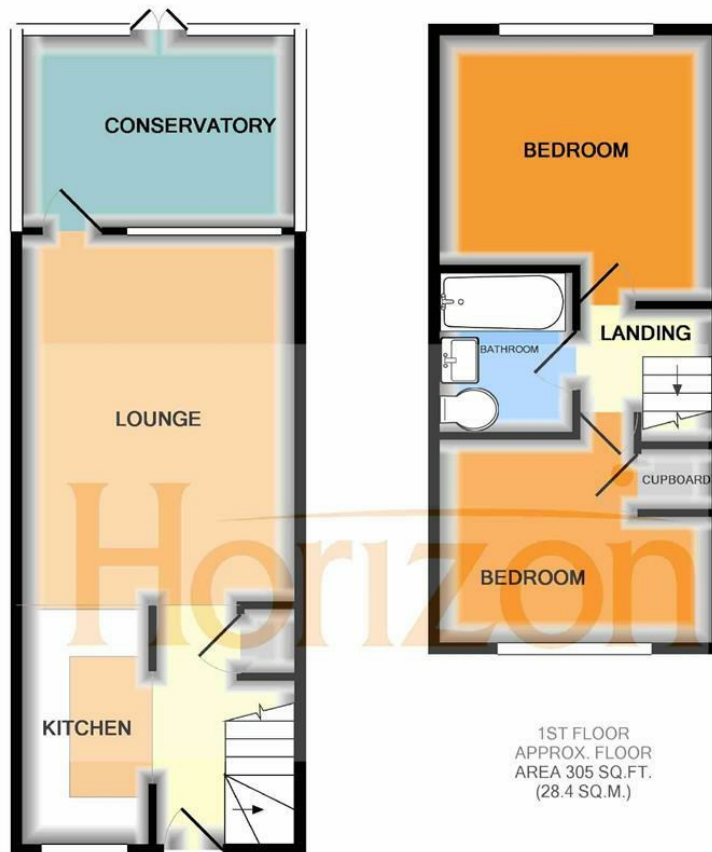


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GROUND FLOOR  
APPROX. FLOOR  
AREA 405 SQ.FT.  
(37.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 305 SQ.FT.  
(28.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current | Potential                                      |                                                                 |
| Very energy efficient - lower running costs |         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) A                                 | 71      | 90                                             | (92 plus) A                                                     |
| (81-91) B                                   |         |                                                | (81-91) B                                                       |
| (69-80) C                                   |         |                                                | (69-80) C                                                       |
| (55-68) D                                   |         |                                                | (55-68) D                                                       |
| (39-54) E                                   |         |                                                | (39-54) E                                                       |
| (21-38) F                                   |         |                                                | (21-38) F                                                       |
| (1-20) G                                    |         |                                                |                                                                 |
| Not energy efficient - higher running costs |         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             |         | England & Wales                                |                                                                 |
| EU Directive 2002/91/EC                     |         | EU Directive 2002/91/EC                        |                                                                 |

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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