01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

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Princess Gardens, Rochford, SS4 3BJ
£375,000

Horizon Estate Agents are delighted to offer to market this two double bedroom detached bungalow, offered with no onward chain. The property comprises of a 16'6 x 9'7 lounge, modern fitted kitchen and a shower room. Further benefits include a garage, a good-sized rear garden and a driveway providing ample off-street parking. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

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Hallway
Obscured double glazed entry door, radiator, storage cupboard housing the boiler, power points, carpeted, textured ceiling.

Bedroom
10'0 x 9'0 (3.05m x 2.74m)
UPVC double glazed window to front aspect, storage cupboard, radiator, power points, carpeted, textured ceiling.

Bedroom
13'1 x 9'7 (3.99m x 2.92m)
UPVC double glazed window to front aspect, storage cupboard, radiator, power points, carpeted, coved textured ceiling.

Shower Room
Three piece suite comprising shower unit, vanity wash hand basin, low level W.C, radiator, loft hatch, obscured UPVC double glazed window to side aspect, tiled walls, tiled flooring, smooth plastered ceiling.

Lounge
16'6 x 9'7 (5.03m x 2.92m)
UPVC double glazed windows to side aspect, double glazed sliding door to rear garden, radiator, power points, carpeted, coved textured ceiling.

Kitchen/Diner
11'3 x 11'1 (3.43m x 3.38m)
Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, four ring electric hob with extractor hood over, integrated oven, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, radiator, power points, UPVC double glazed window to rear aspect, obscured UPVC double glazed door to side, vinyl flooring, smooth plastered ceiling.

Garage
Electric door.

Rear Garden
Laid to lawn with tree and shrub borders, patio seating area, side access to the front of the property.

Additional Information
Tenure: Freehold
Council: Rochford District Council
Tax Band: D

Agents Note
We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.

Front of the Property
Driveway providing off street parking for 2 cars. Front garden laid to lawn.









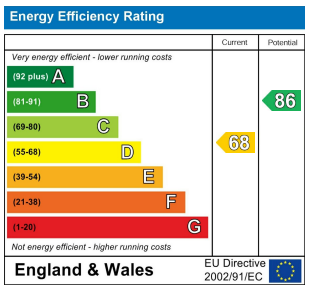
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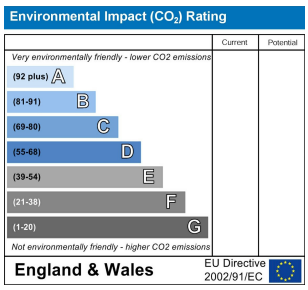
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TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 SQ.M.)

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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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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