

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

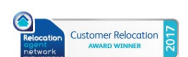
your local property experts



Newton Hall Gardens, Rochford, SS4 3ER
£1,700 Per Calendar Month

Horizon Estates are pleased to offer for sale this outstanding, Three/Four bedroom semi detached chalet set over three floors. Having the advantage of a modern fitted four piece bathroom suite with freestanding bath, double glazing and off street parking. Available from the end of July.

sales@horizonestates.co.uk
horizonestates.co.uk



Entrance

Double glazed sliding door to Porch, with UPVC entrance door to:-

Hallway

Stairs leading to first floor with storage cupboard under, radiator, dado rail, tiled flooring, coving to smooth plaster ceiling with inset downlights, doors off to:-

Lounge

15'3 x 10'11 (4.65m x 3.33m)

Double glazed patio doors to rear aspect leading to garden, two radiators, coving to smooth plaster ceiling with inset downlights, power points.

Kitchen

10'10 x 8'11 (3.30m x 2.72m)

Comprising fitted base level units with working surface over, built in oven, five ring gas hob, space and plumbing for washing machine, space for fridge, one and a half bowl, single drainer sink unit with mixer tap, wall mounted boiler, built in larder cupboards, tiled flooring. Double glazed window and door to side aspect, power points.

Bedroom Four / Dining Room

10 x 9 (3.05m x 2.74m)

Double glazed window to front aspect, radiator, dado rail, coving to smooth plaster ceiling, ceiling rose, power point.

First floor

With stairs leading to second floor, double glazed window to front aspect, radiator, coving to smooth plaster ceiling with inset downlights, doors off to all rooms:-

Bedroom Three

8 x 8'6 (2.44m x 2.59m)

Double glazed window to rear aspect, radiator, power points, smooth plaster ceiling with inset downlights, power point.

Bedroom Two

15'3 x 8'5 (4.65m x 2.57m)

Double glazed window to side aspect, radiator, coving to smooth plaster ceiling, power points.

Bathroom

Comprising freestanding bath with mixer tap, vanity wash hand basin with cupboard under, concealed cistern W.C, walk in shower cubicle with 'Rainfall' shower head, two chrome heated towel rails, tiled walls and flooring, smooth plaster ceiling with inset downlights, extractor fan. Two double windows to side aspect.

Second floor

Stairs leading to:-

Bedroom One

15'4 x 10'5 (4.67m x 3.18m)

Double glazed skylight window, two eaves storage cupboards, power points.

Rear garden

Commencing block paved patio area with dwarf wall leading to laid to lawn area, fenced surrounds. Door leading to Outhouse.

Front of property

Provides off street parking with remainder laid to lawn.

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 (your last years accounts if self-employed) - A copy of your credit report. (This can be obtained by Exquifax, Experian)

Additional Information

Council Tax - Rochford District Council

Council Tax Band - C

Price £1600.00 pcm

Deposit £1600.000

Initial Tenancy Term 6 Months

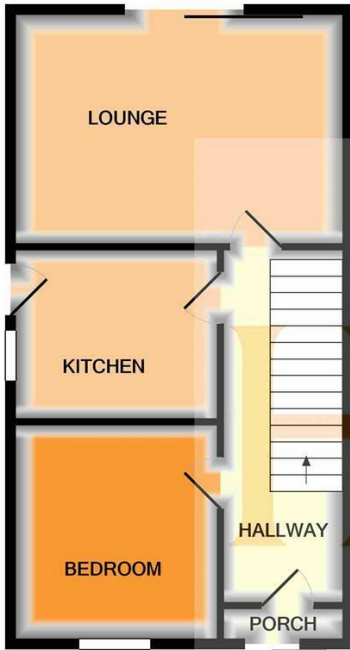


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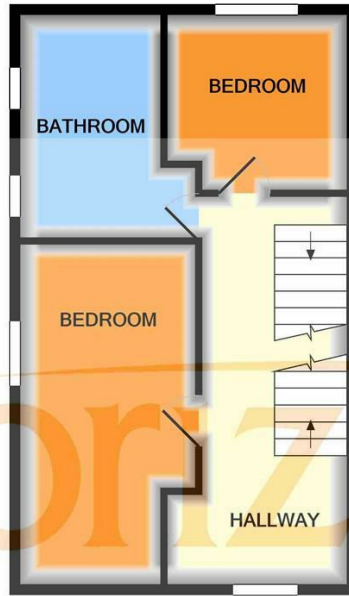
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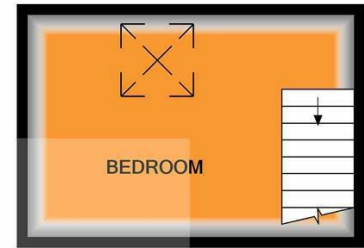
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GROUND FLOOR

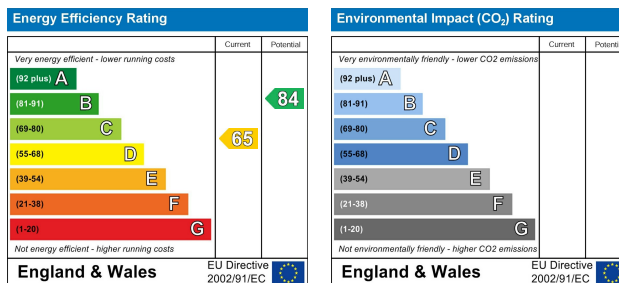


1ST FLOOR



2ND FLOOR

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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