

The Causeway, Heybridge

CM9 4LL



CURTIS O'BOYLE

Sales & Lettings



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£295,000

Semi detached house with two first floor bedrooms and bathroom, lounge, separate dining room and fitted kitchen. 60 feet approx. garden.

ENTRANCE LOBBY Double glazed entrance door, stairs to first floor.

LOUNGE 12' 8" x 11' 8" (3.86m x 3.56m) Double glazed window to front aspect, radiator, textured and coved ceiling, wood effect laminated flooring.

DINING ROOM 12' 8" x 11' 8" (3.86m x 3.56m) Double glazed window to rear aspect, radiator, coved to smooth ceiling, understairs cupboard, wood effect laminated flooring.

KITCHEN 9' 4" x 8' 11" (2.84m x 2.72m) Obscure double glazed door to garden, double glazed window to side aspect, fitted base and wall units, sink unit with mixer tap inset into work tops, smooth ceiling, wood effect laminated flooring, built in electric oven and four ring hob with hood above.

FIRST FLOOR LANDING

BEDROOM ONE 12' 9" x 11' 9" (3.89m x 3.58m) Double glazed window to front aspect, radiator, textured and coved ceiling, over stairs cupboard.

BEDROOM TWO 11' 11" x 8' 5" (2.57m x 2.57m) Obscure double glazed window to rear aspect, radiator, textured and coved ceiling.

BATHROOM 9' 4" x 7' 9" (2.84m x 2.36m) Obscure double glazed window to rear aspect, radiator, textured and coved ceiling with inset downlighters, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, free standing shower cubical, part tiled walls. airing cupboard housing gas boiler installed April 2023.

REAR GARDEN 60' (18.2m) Approx. in length. Paved patio area, remainder laid to lawn, raised flower beds, timber shed, timber summerhouse with power and decking around, attached brick outhouse with power and plumbing, attached brick store.

Agents Note: The current owners rent a parking space adjacent to the property which we are informed is transferrable to any new owners.

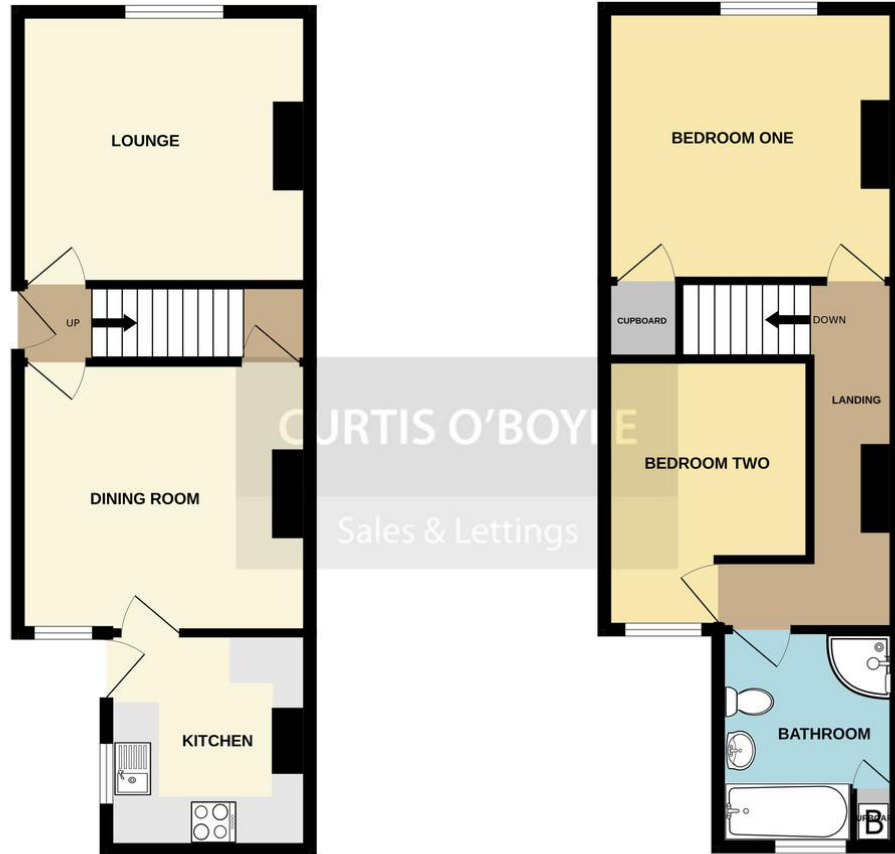
MONEY LAUNDERING REGULATIONS Please be advised that all purchasers will need to adhere to current laws of money laundering and therefore will need to provide Curtis O'Boyle Agents with photographic identification and proof of residency identification before any transaction is started to comply with the legislation



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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