

Maple Avenue, Heybridge
CM9 4BP

CURTIS O'BOYLE

Sales & Lettings





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CM9 4BP £285,000

Offered with no onward chain, this three-bedroom terraced house presents an excellent opportunity for first-time buyers or investors. The accommodation includes a lounge, dining area, fitted kitchen, and a first-floor bathroom with a white suite. Outside, the property benefits from a driveway to the front, a rear garden, and a garage in a nearby block. The property offers scope for improvement, making it an ideal choice for those looking to add value.

ENTRANCE PORCH Obscure double glazed entrance door, obscure double glazed windows to front and side aspects, wood effect laminated flooring.

LOUNGE 14' 10" x 14' 5" (4.52m x 4.39m) including stairs. Double glazed window to front aspect, radiator, gas fire, stairs to first floor, open plan to:

DINING AREA 9' 6" x 7' 10" (2.9m x 2.39m) Double glazed window to rear aspect, radiator, understairs cupboard, doorway to:

KITCHEN 9' 11" x 6' 7" (3.02m x 2.01m) Double glazed door to rear garden, double glazed window to rear aspect, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, electric oven with hood above, space for washing machine, tiled walls and floor.

FIRST FLOOR LANDING Loft access, doors to:

BEDROOM ONE 13' 9" x 8' 8" (4.19m x 2.64m) Double glazed window to front aspect, radiator, airing cupboard, fitted wardrobes.

BEDROOM TWO 9' 1" x 8' 3" (2.77m x 2.51m) Double glazed window to front aspect, radiator.

BEDROOM THREE 7' 6" x 5' 11" (2.29m x 1.8m) + recess. Double glazed window to front aspect, radiator, over stairs cupboard.

BATHROOM Obscure double glazed window to rear aspect, radiator, panelled bath with electric shower over, close coupled WC, pedestal wash hand basin, tiled floor and walls.

REAR GARDEN Paved patio area, remainder mostly laid to lawn, flower and shrub borders, panelled fencing, gated rear access, timber shed.

FRONT Driveway for one car,

GARAGE in nearby block.



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

GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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AWAITING ENERGY
PERFORMANCE CERTIFICATE

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