



Southey Close, Heybridge MALDON CM9 4YW



Welcome to

Southey Close, Heybridge MALDON

GUIDE PRICE £325,000 - £350,000

Situated on the POPULAR SALTINGS DEVELOPMENT within walking distance of LOCAL SHOPS and HIGHLY REGARDED PRIMARY SCHOOL is this three bedroom semi-detached home, enjoying a GARAGE AND DRIVEWAY and well presented throughout.



Entrance Porch

Covered porch area, part glazed door to:-

Entrance Hall

Stairs rising to first floor, double doors to:-

Lounge

13' 1" x 12' 4" Max (3.99m x 3.76m Max)

Double glazed window to front, centrepiece fireplace, radiator, under stairs cupboard, open to:-

Dining Room

10' 11" x 7' 11" (3.33m x 2.41m)

Double glazed French doors to rear opening onto the garden, radiator, door to:-

Kitchen

10' 9" x 7' 6" (3.28m x 2.29m)

Double glazed window to side and rear plus door to garden, fitted kitchen comprising sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units with space for appliances, built in double oven and separate gas hob with extractor over.

First Floor

Landing

Loft access, doors to:-

Bedroom One

15' 2" Max x 8' 11" (4.62m Max x 2.72m)

Double glazed window to front, radiator.

Bedroom Two

9' 4" x 9' 1" (2.84m x 2.77m)

Double glazed window to rear, airing cupboard, radiator.

Bedroom Three

6' 7" Recess x 6' 5" (2.01m Recess x 1.96m)

Double glazed window to front, over stairs storage cupboard, radiator.

Shower Room

6' 1" x 6' 1" (1.85m x 1.85m)

Double glazed window to rear, suite comprising of shower cubicle, low level WC and vanity basin, part tiled walls, radiator.

Outside

Front

Shingle and paved frontage, driveway providing off road parking for up to three vehicles leading to the garage, gated side access to:-

Rear Garden

Enclosed by brick wall and panel fence, laid to patio with mature flower and shrub borders, door to garage.

Garage

Electric up and over door, power, light and door to garden.



view this property online williamhbrown.co.uk/Property/MLN103770



Welcome to

Southey Close, Heybridge MALDON

- Garage and Driveway
- Open Plan Lounge and Dining Room
- Low Maintenance Garden
- Potential to Add Further Value
- Desirable Location

Tenure: Freehold EPC Rating: C

Guide Price

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MLN103770](https://www.williamhbrown.co.uk/Property/MLN103770)



Property Ref:
MLN103770 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)