



Waring Avenue, Heybridge Maldon CM9 4DG



Welcome to

Waring Avenue, Heybridge Maldon

GUIDE PRICE £300,000 - £325,000. PRESENTED THROUGHOUT IN EXCELLENT ORDER, this modern two bedroom home is situated on the DESIRABLE SHARPES MEADOW DEVELOPMENT on the outskirts of Heybridge, within reach of LOCAL SHOPS & SCHOOL, and boasts and ATTRACTIVE REAR GARDEN & PARKING FOR TWO CARS.



Entrance Porch

Covered porch area, part glazed door to:-

Entrance Hall

Stairs rising to first floor, radiator, doors to-

Cloakroom

Double glazed UPVC window to front, white suite comprising of low level WC and pedestal basin, radiator.

Lounge

15' 1" x 9' 4" Max (4.60m x 2.84m Max)

Double glazed UPVC window to front, under stairs storage, cupboard, radiator.

Kitchen

12' 8" x 12' 2" (3.86m x 3.71m)

Double glazed UPVC window and French doors to rear, fitted kitchen comprising of one and half sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level cupboards, built in cooker with gas hob and extractor over, space for further appliances.

First Floor

Bedroom One

9' 9" x 8' 3" (2.97m x 2.51m)

Double glazed UPVC window to rear, radiator, door to:-

Ensuite

White suite comprising of shower, low level WC and pedestal basin, part tiled wall, heated towel rail.

Bedroom Two

12' 8" x 8' 5" Max (3.86m x 2.57m Max)

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

Bathroom

Double glazed UPVC window to side, white suite comprising of panel bath with shower over, low level WC and pedestal basin, part tiled walls, chrome heated towel rail.

Outside

Front

Laid to lawn, gated side access to:-

Rear Garden

Enclosed by panel fence, laid to lawn with patio seating area and shrub borders.

Parking

Parking for two cars in allocated spaces to front of the property.

Agents Note

An annual service charge for upkeep of the development of £200 applies to this property.



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Welcome to

Waring Avenue, Heybridge Maldon

- Two Double Bedrooms
- Bathroom & Ensuite
- Ground Floor Cloakroom
- Garden & Parking
- Remainder NHBC Warrantee

Tenure: Freehold EPC Rating: B

Guide Price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN103957 - 0004

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