

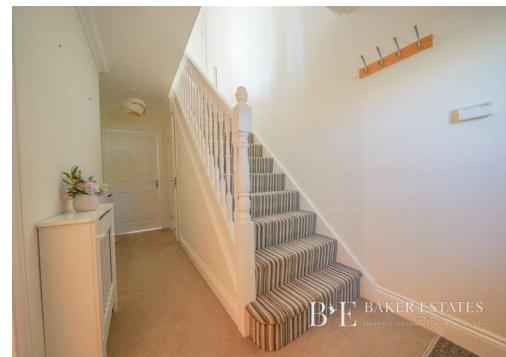


**Benbridge Close, Heybridge, CM9 4LN**  
**Guide price £340,000**



# Benbridge Close, Heybridge, CM9 4LN

## Guide price £340,000



### Some more information...

From the entrance door you enter the entrance hall where stairs rise to the first floor and doors give access to the kitchen which is fitted with a range of eye and base level cupboards and drawers beneath work surfaces with integrated dishwasher and washing machine along with a fridge freezer, hob and single oven. In addition, the kitchen offers space for a dining table with the option to create a more formal dining experience within the rear the L shaped open plan living dining room. This versatile space is ideal for those who are looking for either a dual-purpose room or a large space to relax and unwind within whilst enjoying a view of the low maintenance rear garden through the windows which are located either side of a central glazed door. Completing the ground floor accommodation is the cloakroom which is half tiled in a white metro tile with vanity sink unit and close coupled W.C.

To the first floor the principle bedroom has two windows to the front overlook the canal along with an over stairs wardrobe space, whilst bedroom two located at the rear has a range of fitted wardrobes along with two windows overlooking the rear garden. Central to the property is the first-floor shower room which is fitted with a low-rise walk-in shower complete with remotely controlled Aqualisa Shower, pedestal wash hand basin and low-level W.C. Accessed from the landing there are two storage cupboards along with loft access.

### Externally...

Located in a cul-de-sac location the property has allocated parking for one vehicle along with further visitor parking available on a first come first served basis.

Leading around the front the block paved pathway is flanked by the terrace on one side and the Chelmer and Blackwater Navigation Canal on the other allowing the option to sit and enjoy the moving water from right outside your front door.

To the rear of the property access can be gained from the communal parking court to the low maintenance pebble stoned rear garden which is enclosed by wood panel fences and has a timber shed.

### Location...

Heybridge is located on the periphery of the charming historic town of Maldon, which offers a range of amenities from major chain shops and supermarkets along with a number of local retailers giving an eclectic mix of shops & restaurants to choose from. In addition to the shopping facilities the area offers excellent opportunity for walking or sailing.

### Entrance Hall

15'9" x 6'1" max (4.80m x 1.85m max)

### Kitchen Breakfast Room

11'6" x 7'10" (3.51m x 2.39m)

### Living Dining Room

14'5" max x 14'3" max (4.39m max x 4.34m max )

### Cloakroom

6'4" x 2'9" (1.93m x 0.84m)

### Bedroom One

14'3" max x 10'10" (4.34m max x 3.30m)

### Bedroom Two

14'3" x 6'9" (4.34m x 2.06m )

### Shower Room

6'2" x 6'4" (1.88m x 1.93m)

### Services...

Council Tax Band - C

Local Authority – Maldon District Council

Tenure – Freehold

Communal Management Fee - £626.00per annum.

EPC – C

Gas fired central heating

Mains Electric

Mains Water

Mains Drainage

Broadband Availability - Ultrafast broadband via Openreach & Lightspeed with speeds to 2000mbps (September 2025).

Mobile Coverage - It is understood that the best available mobile service in the area is provided by the four main providers (details obtained from Ofcom Mobile and Broadband Checker) – September 2025.

Construction Type - We understand the property to be of a modern construction with a brick exterior to front and rear. The property does have step free access from the street to inside the property.

Flood Risk - Data Taken from Gov.UK Flood Map.

Flooding from Rivers and Sea – Medium Risk

Flooding from Surface Water - Very Low Risk

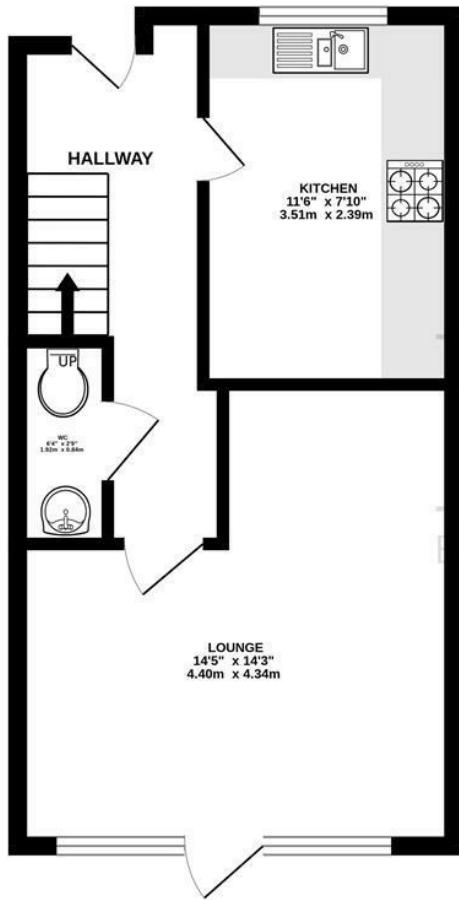
Flooding from Reservoirs – Risk of Flooding in the locality.

Flooding from Ground Water - Unlikely In This Area

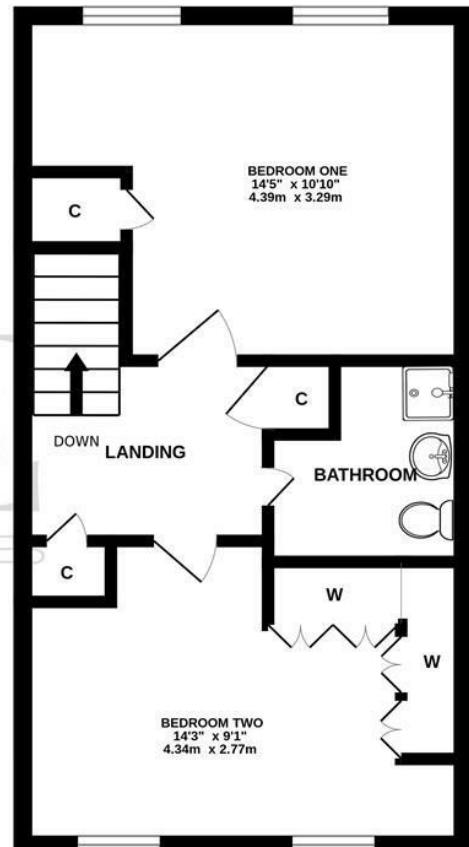
Planning Applications in the Immediate Locality - No current applications in the locality. – September 2025



## GROUND FLOOR



## 1ST FLOOR

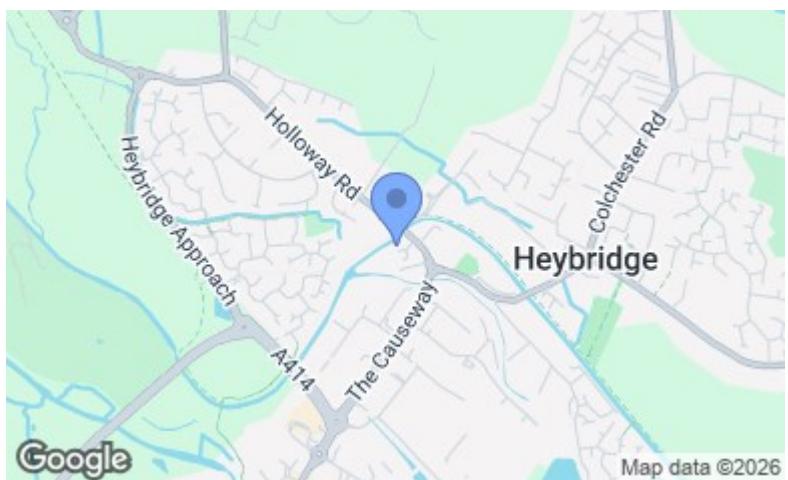


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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