

Paul Mason Associates



Gill Close, Heybridge, Essex, CM9 4TF
Guide price £425,000

- Brand New Windows and Entrance Door Due To Be Installed End of October
- Three Bedroom Detached House
- Viewing Highly Recommended
- Two Reception Rooms
- Bedroom One With En-Suite
- Fitted Family Bathroom
- Desirable Blackwater Park development
- Rear Garden
- Driveway & Single Garage
- EPC - TBC

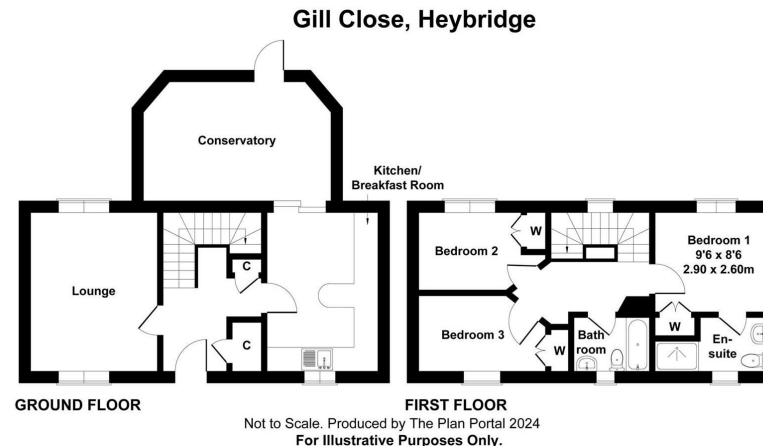
This three bedroom detached property is situated within a small, desirable cul-de-sac on the popular Blackwater Park development. By the end of October this property will benefit from brand new windows and entrance door.

The accommodation comprises a hallway, lounge, fitted kitchen/breakfast room, and a generous conservatory. To the first floor there is a landing providing access to bedroom one which benefits from a fitted en-suite and two further bedrooms and a fitted three piece bathroom suite.

To the rear, there is a well presented garden which is mainly laid to lawn, and has a paved patio seating area. To the side there is a tarmac drive-way providing off-road parking for one/two vehicles and access to the single garage.

The property is situated only a 1.6 miles walk from Maldon Promenade which provides wonderful river walks or Beeleights Falls in the opposite direction. Maldon offers a host of local amenities including shops, supermarkets and schools, as well as restaurants and bars. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

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



ACCOMMODATION

GROUND FLOOR

Hallway

Lounge

4.0m x 3.2m (13'1" x 10'5")

Kitchen/Breakfast Room

4.0m x 2.8m (13'1" x 9'2")

Conservatory

4.3m x 3.0m (14'1" x 9'10")

FIRST FLOOR

Landing

3.0m x 2.7m (9'10" x 8'10")

Bedroom One

2.9m x 2.6m (9'6" x 8'6")

En-Suite

2.6m x 1.2m (8'6" x 3'11")

Bedroom Two

2.6m x 2.6m (8'6" x 8'6")

Bedroom Three

2.9m x 1.9m (9'6" x 6'2")

Family Bathroom

2.2m x 1.4m (7'2" x 4'7")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District

Council

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Paul Mason ^{Associates}

Essex Property Specialists

www.paulmasonassociates.co.uk

Further Images Coming Soon

Paul Mason ^{Associates}

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

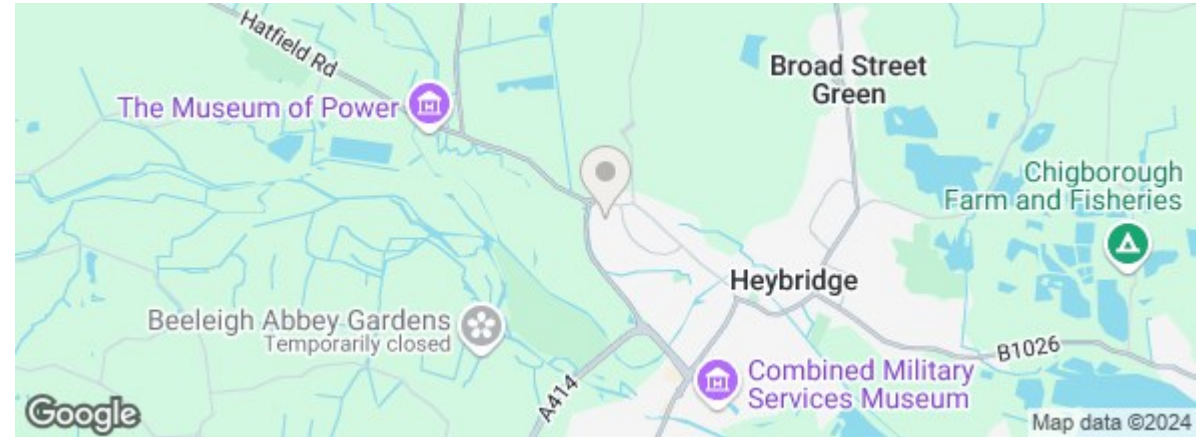
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

