



**Connells**

Wagtail Drive  
Heybridge Maldon



# Wagtail Drive Heybridge Maldon CM9 4YP

for sale  
**£325,000**



## Property Description

Connells are delighted to bring this well-presented mid-terraced house to the market that is situated on the popular Saltings development in Heybridge. The property comprises of a sizeable reception room, a modern fitted kitchen, two well-proportioned bedrooms with fitted wardrobes and a modern shower room suite. Benefits include an additional conservatory room, a west-facing landscaped rear garden and allocated parking to the rear of the property.

Ideal for first time buyers or investors, the property is within walking distance numerous local shops and amenities as well as being within catchments of sought after Heybridge Primary School.

For more information or to arrange a viewing, please contact Connells today.

## Entrance Hall

Covered porch area leading to front door, stairs to first floor landing,

## Kitchen

10' 10" x 5' 9" ( 3.30m x 1.75m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer.

## Living Room

13' 8" x 11' 9" ( 4.17m x 3.58m )

Patio doors to rear aspect, television point, telephone point, radiator.

## Conservatory

10' 9" x 5' 6" ( 3.28m x 1.68m )

Windows to side and rear aspect, patio doors to rear garden.

## First Floor Landing

Stairs from entrance hall.

## Bedroom One

9' 9" x 8' 11" + Wardrobe ( 2.97m x 2.72m + Wardrobe )

Window to rear aspect, fitted wardrobes, radiator.

## Bedroom Two

9' 1" MAX x 9' 7" + Wardrobe ( 2.77m MAX x 2.92m + Wardrobe )

Window to front aspect, fitted wardrobe, airing cupboard, radiator.

## Shower Room

Walk in shower cubicle, WC, wash hand basin, heated hand towel rail.

## Outside

## Rear Garden

Fence enclosed, laid lawn, decking area with inset lighting, covered seating area, rear access to parking.

## Parking

Allocated parking within communal parking area.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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6 The Parade  
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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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Property Ref: WTF314417 - 0003