



176 Goldhanger Road, Heybridge , CM9 4QS  
O.I.R.O £600,000

**Church & Hawes**

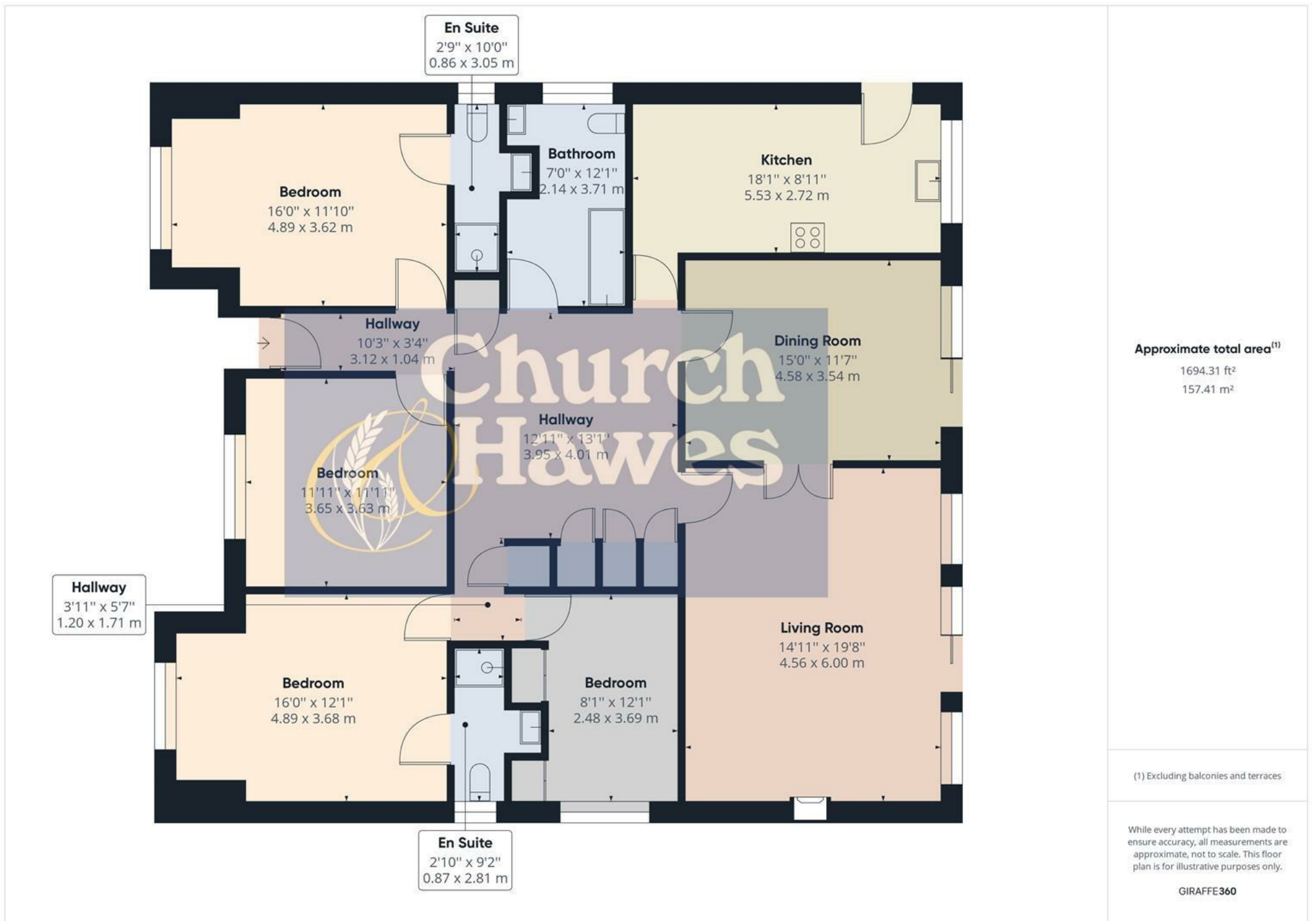
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



A SUBSTANTIAL and UNIQUE! THIS SPACIOUS FOUR BEDROOM DETACHED BUNGALOW in need of modernization. The property sits on a very generous plot (approx 0.27 acre) and affords many fine features which include four bedrooms (two with en suites), kitchen, lounge and separate dining room, bathroom and a large hallway. Externally the property benefits from a well proportioned front and rear garden, off road parking for 6/7 cars and a detached double garage.

Tenure: Freehold, Council Tax Band D, EPC Rating D.







**Entrance Porch**

Main front door giving access to the entrance door.

**Hallway**

**Lounge 19'8 x 14'11 (5.99m x 4.55m)**

Feature fire with surround, radiator, double glazed windows, sliding patio door leading out to the garden.

**Dining Room 15' x 11'7 (4.57m x 3.53m)**

Radiator, patio sliding door leading out to the garden.

**Kitchen 18'1 x 8'11 (5.51m x 2.72m)**

A range of wall and base units, work top surfaces, 1 & 1/2 bowl sink with drainer, integrated gas hob, integrated oven, space for appliances. Double glazed window and door giving side access.

**Bathroom**

Panel bath with shower unit over, low level wc, wash basin, radiator, double glazed window.

**Bedroom One 16' x 11'10 (4.88m x 3.61m)**

Double glazed window, radiator, fitted wardrobes, access to en suite.

**En Suite**

Shower cubicle with shower unit, low level wc, wash basin, radiator, double glazed window.

**Bedroom Two 16' x 12'1 (4.88m x 3.68m)**

Double glazed window, radiator, access to en suite.

**En Suite**

Shower cubicle with shower unit, low level wc, wash basin, radiator, double glazed window.

**Bedroom Three 11'11 x 11'11 (3.63m x 3.63m)**

Double glazed window, radiator.

**Bedroom Four 12'1 x 8'1 (3.68m x 2.46m)**

Double glazed window, radiator, fitted storage cupboards.

**Outside**

**Garden**

The rear garden commences with a paved area, lawn and a mixture of flower beds, shrubs and trees.

**Double Garage & Parking 21'6 x 17'8 (6.55m x 5.38m)**

Double Garage with electric up and over doors, power and lighting.

Parking is provided for 6/7 cars.

**Probate**

As of 18th May - we are waiting on confirmation that probate has been applied for. Please call for further details.

**Agents Note**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



