



82 Lawling Avenue, Heybridge, CM9 4YD Price £180,000

Welcome to Lawling Avenue, Heybridge - a charming location perfect for those seeking a cosy yet modern living space. This delightful apartment boasts a good sized Living Room, Bedroom, and Bathroom. Whether you are looking for your first home or considering an investment opportunity, this apartment ticks all the boxes. Its great location, coupled with the cosy interior, makes it a desirable option for those looking to settle down in a welcoming community. Situated close to Heybridge primary school, this property offers convenience for applicants with young children. The allocated parking space ensures that you will never have to worry about finding a spot after a long day out. Don't miss out on the chance to make Lawling Avenue your new address. Council Tax Band: A.



Communal Entrance

Door accessing two apartments, stairs rising to first floor.

Entrance Hall

Entrance door from communal hall, tiled floor, storage cupboard housing immersion heater, doors to further accommodation.

Bedroom 11'2 x 8'7 (3.40m x 2.62m)

Double glazed window to rear, wood effect flooring, space for wardrobe.

Bathroom 6'1 x 5' (1.85m x 1.52m)

Tiled bathroom with three piece suite comprising low level w.c., wash hand basin with vanity unit below, panelled bath with shower above and shower screen.

Kitchen 13'1 x 5'9 (3.99m x 1.75m)

Double glazed window to rear, range of matching units, low level oven with four ring electric hob above and extractor, stainless steel sink drainer unit with mixer tap, spaces and plumbing for washing machine, tiled splash backs and tiled floor.

Living Room 12'8 x 12'5 (3.86m x 3.78m)

Two double glazed windows to front, wood effect flooring, WiFi enables electric radiator.

Exterior

Allocated parking space.

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.

