



14 Sanderling Gardens, Heybridge , CM9 4TP  
 Price £300,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**FOR SALE WITH NO ONWARD CHAIN!** This well proportioned two-bedroom end-terraced house is a hidden gem waiting for the right owner to bring out its full potential. The property boasts a First Floor Bathroom and is located within a desirable cul de sac close to Heybridge Primary School. The Living Room is located to the front of the property and allows access to the Kitchen/Diner perfect for family meals which benefits from the Garden Room to the rear. Measuring at 637 sq ft, this home boasts a pleasant rear garden where you can relax and enjoy the outdoors. Imagine the possibilities with a minor refurbishment - you could truly make this house your own and create a space that reflects your style and personality. Located in the heart of Heybridge, this property is ideal for those looking for a peaceful neighbourhood to call home. Don't miss out on the opportunity to transform this house into your dream abode. Come and see the potential that this lovely end-terraced home has to offer! Council Tax Band: B, EPC: TBC.

**Bedroom 10'3 x 10' (3.12m x 3.05m)**

Double glazed window to front, radiator, fitted double wardrobe, further fitted storage cupboard, coved to ceiling.

**Bedroom 9'6 x 6'9 (2.90m x 2.06m)**

Double glazed window to rear, radiator, fitted wardrobe with sliding mirrored doors, dado rail, coved to ceiling.

**Bathroom 6'1 x 5'6 (1.85m x 1.68m)**

Obscure double glazed window to side, panelled bath with shower above, low level w.c, pedestal wash hand basin, radiator, coved to ceiling, part tiled to walls.

**Landing 6'3 x 6'0 (1.91m x 1.83m)**

Access to loft, dado rail, coved to ceiling, stairs down to:

**Living Room 13'1 x 12'8 (3.99m x 3.86m)**

Double glazed window to front, part glazed entrance door to front, two radiators, television point, coved to ceiling, doors to:

**Kitchen/Dining Room 12'9 x 9'7 (3.89m x 2.92m)**

Double glazed window to rear, radiator, wall mounted gas boiler, range of units with low level oven with electric hob set into work surface with extractor above, space and plumbing for washing machine, space for further under counter appliances, stainless steel sink/drainer unit with mixer tap, part tiled to walls, door to:

**Garden Room 13'5 x 5'1 (4.09m x 1.55m)**

Windows to rear, part glazed door to rear and part glazed door to side, plumbing for washing machine, storage cupboard.

**Rear Garden**

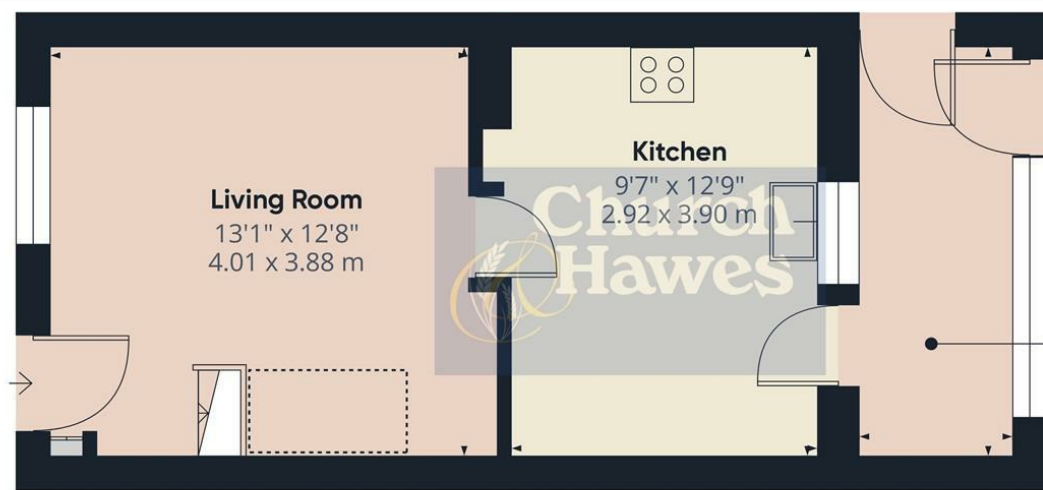
Commences with paved seating area, with pathway extending to rear gate, mainly laid to lawn with a range of established shrubs, access to side covered carport area with outside tap, gate to:

**Frontage**

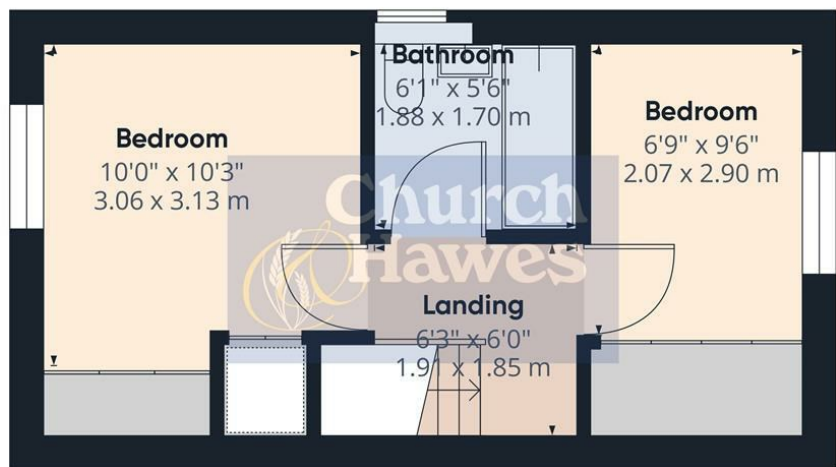
Driveway parking hedging to front boundary, block paver area leading to entrance door. (please note this property does not benefit from a garage)

**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 themselves 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.



Floor 0



Floor 1

**Approximate total area<sup>®</sup>**

637.37 ft<sup>2</sup>  
 59.21 m<sup>2</sup>

**Reduced headroom**

13.47 ft<sup>2</sup>  
 1.25 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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