



Church

Anchor Lane, Heybridge, Essex CM9 4LS
Price £270,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to Anchor Lane, Heybridge - a charming TWO BEDROOM SEMI DETACHED CHARACTER COTTAGE! This property boasts a cosy reception room plus an impressive kitchen/diner with French doors leading out to the low maintenance rear garden. With two lovely bedrooms, there's ample space for a small family or guests to stay over. The bathroom is well-appointed with a traditional bathroom suite incorporating a roll top bath and offers convenience for daily use.

Situated within a popular area of Heybridge close to picturesque riverside walks, restaurants and local shopping facilities.

Whether you're looking for a starter home or a cosy place to downsize, this property on Anchor Lane is sure to capture your heart. Don't miss the opportunity to make this house your home sweet home.

Please refer to agents notes re parking.

Energy Efficiency Rating D. Council Tax Band B.



Bedroom 1 10'7 x 9'4 (3.23m x 2.84m)

Double glazed window to front, radiator, access to loft space, fitted wardrobe, airing cupboard, feature fireplace,

Bedroom 2 7' x 5'11 (2.13m x 1.80m)

Double glazed window to rear, radiator.

Bathroom

Obscure glazed window to rear, towel radiator, bathroom suite comprising of low level w.c, wash hand basin, roll top bath and shower unit, inset lighting to ceiling.

Landing

Stairs leading down to ground floor.

Lounge 12'8 x 9'9 (3.86m x 2.97m)

Entrance door to front, double glazed window to front, radiator, feature fireplace, stairs rising to first floor.

Kitchen/Dining Room 16'3 x 9'9 (4.95m x 2.97m)

French doors to rear to garden, double glazed window to rear, radiator, space for fridge/freezer, space for washing machine, built in four ring hob, extractor fan, built in oven, fitted base and wall mounted units, inset lighting to ceiling, tiled splash backs, wall mounted boiler.

Low Maintenance Rear Garden

Commencing with patio area, outside tap, side access gate, artificial lawn area.

Agents notes re Parking

Please note that this property offers no official off street parking, we understand the present owners have a neighbourly arrangement for parking in Anchor Lane (this cannot be guaranteed for new occupants)

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.



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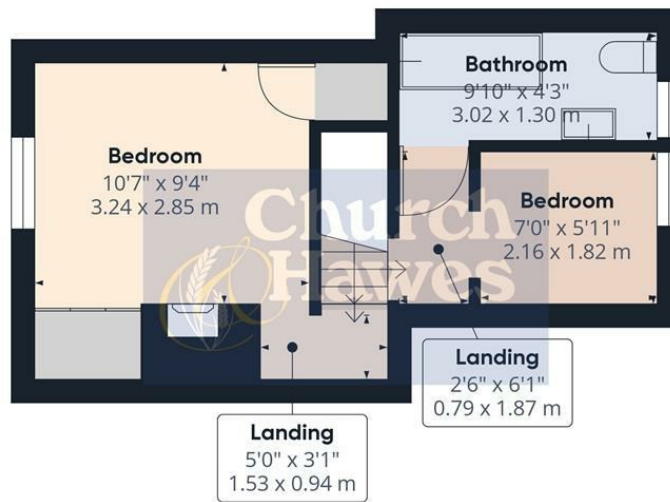
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Floor 0



Floor 1

Approximate total area⁽¹⁾

499.34 ft²
46.39 m²

Reduced headroom

4.09 ft²
0.38 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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