



55 Heywood Way, Heybridge , CM9 4BH
Price £290,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN! IN NEED OF REFURBISHMENT is this established THREE BEDROOM END OF TERRACE family home within a popular residential location. Internally accommodation comprises of lounge plus dining room and kitchen. To the first floor are the aforementioned three bedrooms plus shower room. Externally there is a garage located in a block plus to the front is a residents parking area. EPC D. Council Tax Band C.

Bedroom 1 13'7 x 9'4 (4.14m x 2.84m)
Double glazed window to front, radiator.

Bedroom 2 11' x 9'7 (3.35m x 2.92m)
Double glazed window to rear, radiator.

Bedroom 3 8'6 x 7'8 (2.59m x 2.34m)
Double glazed window to front, radiator.

Shower Room
Obscure double glazed window to rear, radiator, shaver point, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit.

Landing
Double glazed window to side, access to loft space, storage cupboard, stairs leading down to ground floor.

Entrance Porch
Sliding entrance door, door to:

Hallway
Radiator, stairs rising to first floor, under stairs storage cupboard, doors to:

Lounge 13'8 x 11'4 (4.17m x 3.45m)
Double glazed window to front, radiator, fireplace, archway to:

Dining Room 9'8 x 8'1 (2.95m x 2.46m)
Double glazed window to rear, radiator, coved to ceiling.

Kitchen 9'2 x 8'11 (2.79m x 2.72m)
Double glazed window to rear, part obscure glazed door to

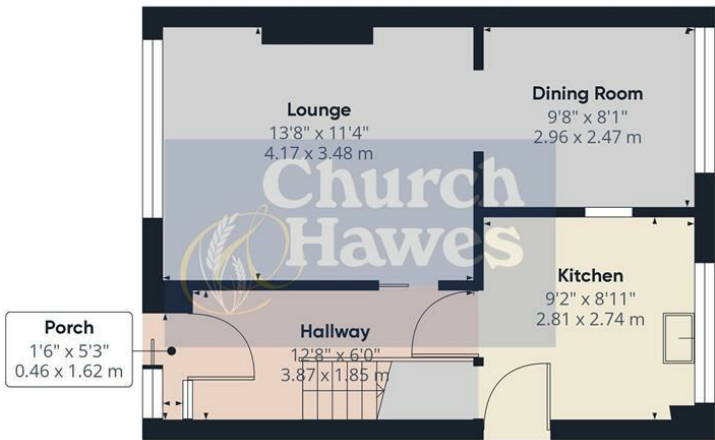
side, sink unit, tiled splash backs, space for appliances, under stairs storage cupboard, wall mounted boiler which the seller has advised is not at present in working order.

Rear Garden
Fenced to boundaries, outside tap, approx 9' max width hardstanding to the side of the property with potential parking for a small car.

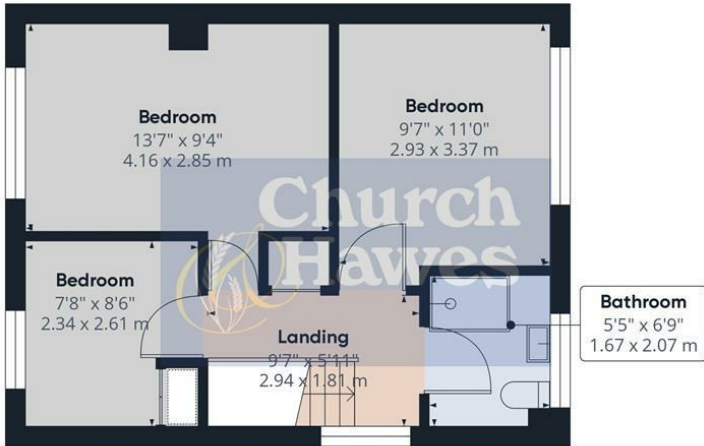
Garage
Located in a block to the side

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.

Probate Information
Please note we understand Probate was applied for in October 2024. We have been advised that this will take up to approx 16 weeks for probate to be granted (we have no control over this time frame) Probate will be required to exchange contracts.



Floor 0



Floor 1

Approximate total area[®]
792 ft²
73.58 m²

(1) Excluding balconies and terraces

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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