



18 Coopers Avenue, Heybridge , CM9 4YY  
Guide price £365,000



Situated on the popular Saltings Development in Heybridge is this EXTENDED three bedroom DETACHED house. The extension allowed the property to feature a 22ft lounge/diner, laundry room and ground floor cloakroom. The remainder of the house consists of a kitchen/breakfast room, conservatory, three bedrooms and a modern fitted shower room.

The property sits on a corner plot which benefits from a side and rear garden. The property also has a garage and off road parking. This property is also being sold with the added advantage of having NO ONWARD CHAIN.

Tenure: Freehold - Council Tax Band: D - Energy Efficiency Rating D.

Entrance Hall

Main entrance door, stairs to first floor, radiator, under stairs storage cupboard.

Laundry Room

Double glazed window, space and plumbing for washing machine and tumble dryer, extractor fan.

Ground Floor WC

Low level wc, wash basin, double glazed window, radiator, extractor fan.

Lounge/Diner 22'2 x 10'7 (6.76m x 3.23m)

Two radiators, access to the hallway and kitchen, double glazed French style doors leading out to the garden.

Kitchen/Breakfast Room 17'1 x 9'2 (5.21m x 2.79m)

Range of wall and base units, work top surfaces, integrated gas hob with grill and oven beneath, sink with drainer, space for dishwasher and tall standing fridge/freezer. Double glazed window, radiator, double glazed patio doors leading out to the conservatory

Conservatory 11'3 x 4'10 (3.43m x 1.47m)

Enclosed with double glazed sealed units, double glazed French doors leading out to the garden

First Floor

Landing window, airing cupboard, loft access.

Bedroom One 10'3 x 10'1 (3.12m x 3.07m)

Double glazed window, fitted wardrobes, radiator

Bedroom Two 11'3 x 8'7 (3.43m x 2.62m)

Double glazed window, radiator

Bedroom Three 8'5 x 8'2 (2.57m x 2.49m)

Double glazed window, radiator.

Shower Room

Large walk-in shower with mains shower unit and wall mounted digital control, WC, wash basin with vanity storage, double glazed window, heated towel radiator.

Outside

Garden

Gardens to the rear and side which commences with a patio seating area, laid to lawn with border trees and plants. Gated access to the front of the house, door entry to the garage.

Garage 17' x 7'11 (5.18m x 2.41m)

Electric roller shutter, wall mounted gas boiler, window and door through to the garden.

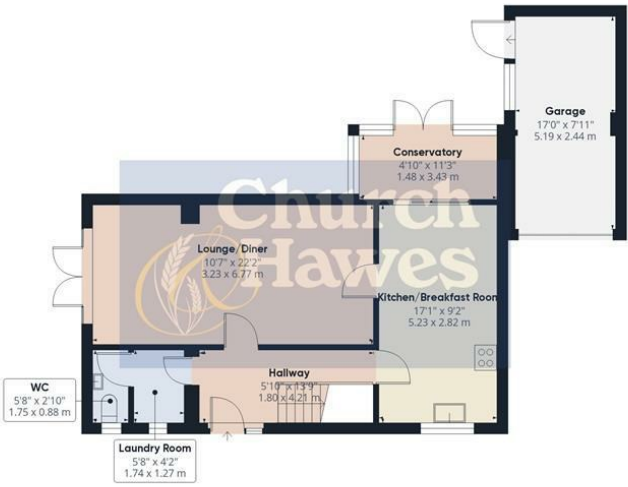
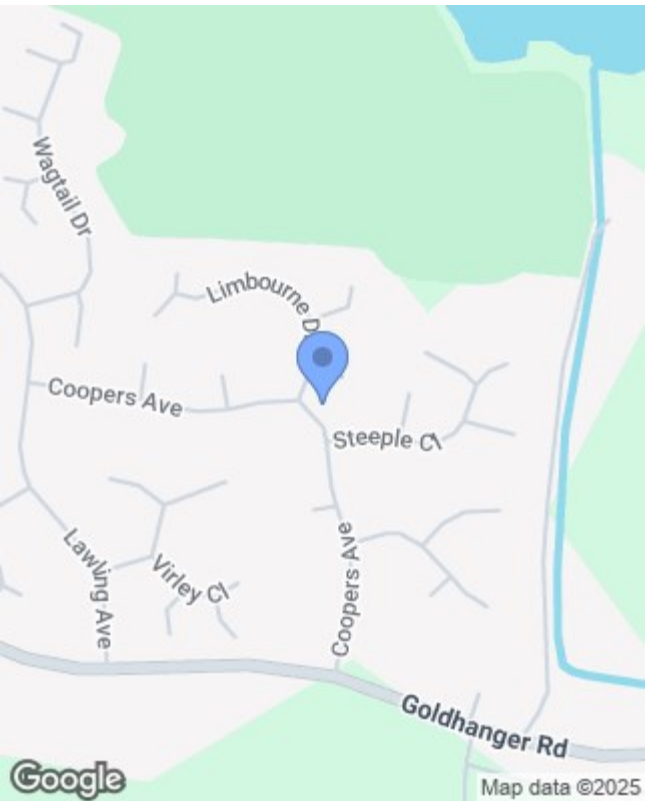
Off Road Parking

Parking is provided in front of the garage.

Agents Note & Money Laundering

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale



Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
1071.66 ft<sup>2</sup>  
99.56 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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