



121 Hillary Close, Heybridge , CM9 4UB
Guide price £150,000

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

Offered with NO ONWARD CHAIN is this ONE BEDROOM FREEHOLD HOUSE with a GARDEN. The property is in need of full modernization but does benefit from open plan living space/kitchen, double bedroom and first floor bathroom.

Tenure: Freehold - Council Tax Band: A - Awaiting EPC

Entrance Porch

Main entrance door, window. Door through to the main house.

Lounge/Kitchen 15'7 x 13'8 (4.75m x 4.17m)

Windows, gas fire, stairs to the first floor, under stairs storage cupboard.

Kitchen Area - Window, wall and base units, work top surface, stainless steel sink with drainer, integrated oven and gas hob, space for further appliances.

First Floor

Bedroom 15'8 x 10'2 (4.78m x 3.10m)

Windows, over stairs storage cupboard, airing cupboard as well as further storage cupboards, loft access. Door to;

Bathroom

Bath with shower over, low level wc, wash basin, window.

Outside

Garden

Mainly laid to lawn, timber shed.

Parking

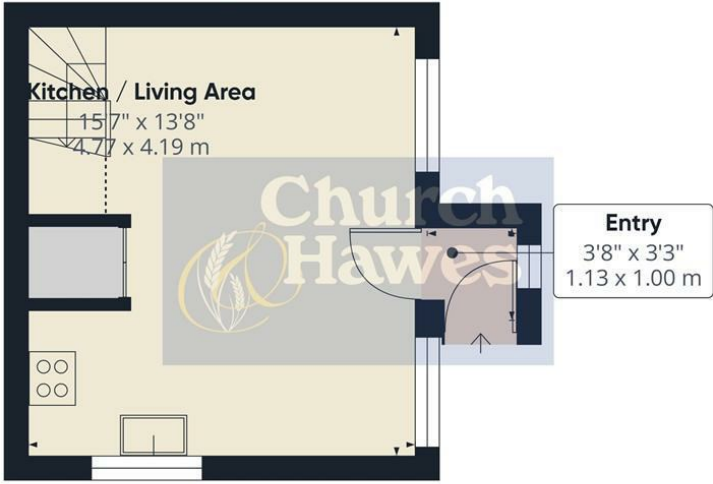
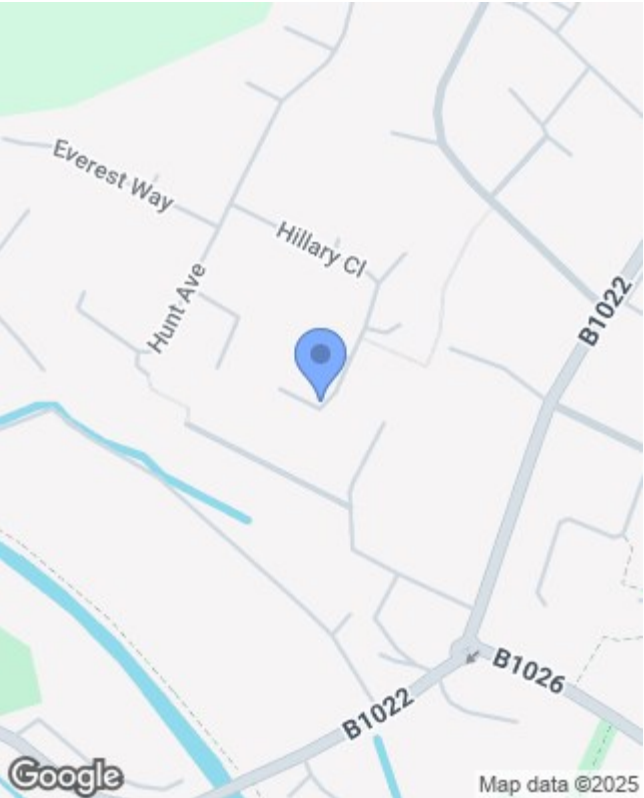
Resident car park

Agents Note & Money Laundering

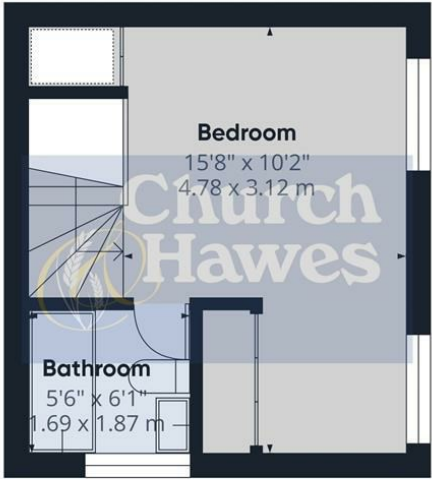
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the

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 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[®]
413 ft²
38.3 m²

Reduced headroom
9 ft²
0.8 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 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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