



38 Crescent Road, Heybridge , CM9 4SJ  
Guide price £425,000



OPPORTUNITY TO EXTEND/IMPROVE (Subject to planning consents etc)

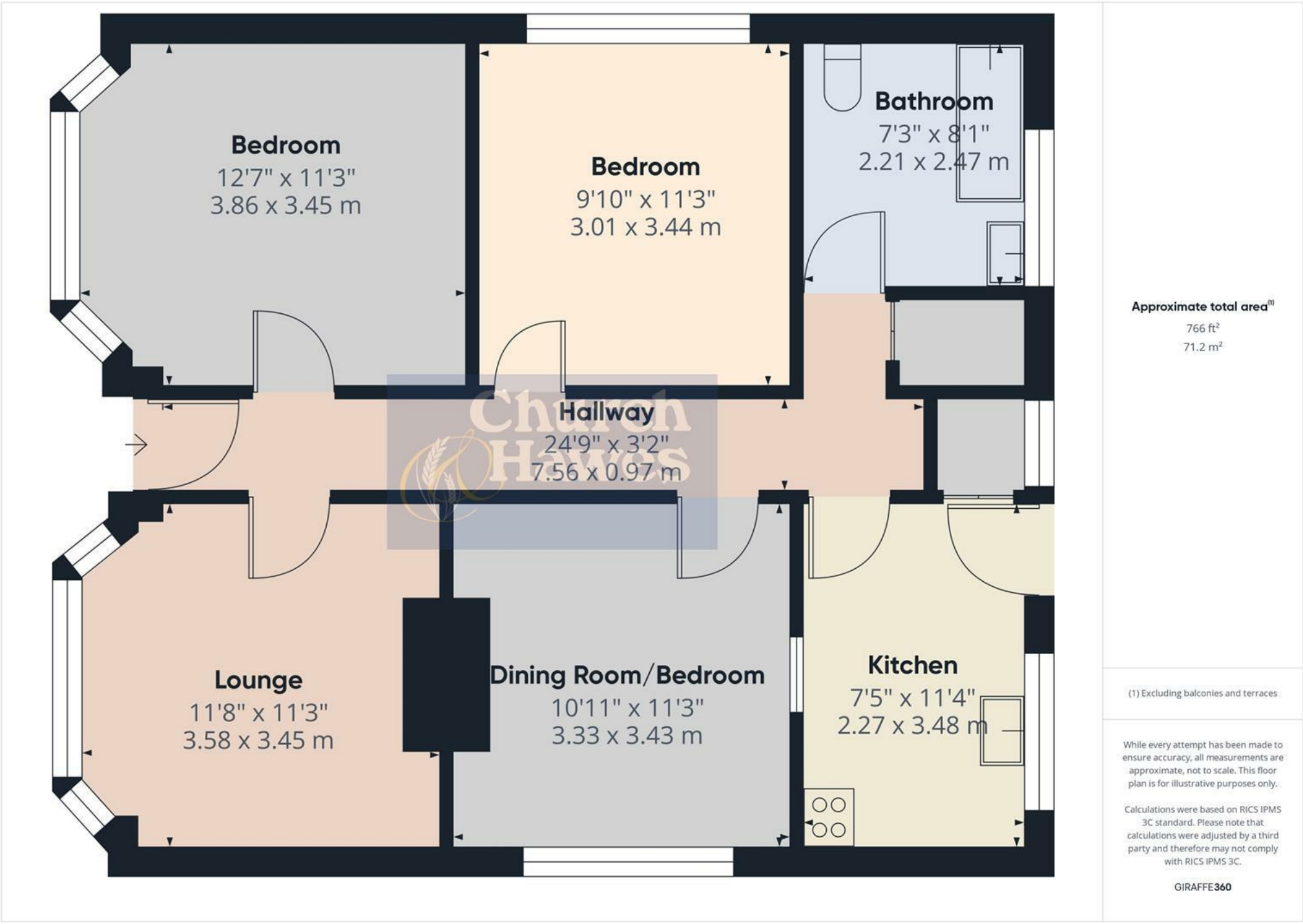
Being SOLD via "INVITATION TO TENDER" is the DETACHED TWO/THREE BEDROOM DETACHED BUNGALOW in need of some modernisation!! OPEN HOUSE VIEWING EVENTS SATURDAY 10TH MAY BETWEEN 11:00 - 12:00 NOON & SATURDAY 17TH MAY BETWEEN 12:00 NOON - 13:00

NO ONWARD CHAIN!! (PLEASE CALL TO BOOK YOUR VIEWING SLOT)

OFFERS TO BE RECEIVED IN WRITING VIA TENDER FORM, NO LATER THAN 12:00 NOON ON THURSDAY 22ND MAY.

The property is on an impressive approx 0.3 acre plot with a large 185' frontage and is situated within this popular turning in Heybridge!! Accommodation comprises of Two/Three bedrooms, Lounge, Dining Room, Kitchen and bathroom.

Energy Efficiency Rating TBC Council Tax Band D.







Church  
Hawes



#### Entrance Hall

Part glazed entrance hall, wall mounted heater, loft access. Airing cupboard. Doors to

#### Bedroom 12'7 x 11'3 (3.84m x 3.43m)

Double glazed bay style window. wall mounted heater.

#### Bedroom 11'3 x 9'10 (3.43m x 3.00m)

Double glazed window.

#### Lounge 11'8 x 11'3 (3.56m x 3.43m)

Double glazed bay style window. wall mounted heater.

#### Dining Room/Bedroom 11'3 x 10'11 (3.43m x 3.33m)

Double glazed window, tiled fireplace.

#### Kitchen 11'4 x 7'5 (3.45m x 2.26m)

Double glazed window, base cabinets with sink, Space for some appliances. Larder cupboard.

#### Bathroom 8'1 x 7'3 (2.46m x 2.21m)

Double glazed window, three piece white suite comprising of wc, wash hand basin. Bath with mixer tap and Triton shower system.

#### Rear Garden 76'1" x 55'1" (23.2 x 16.8)

Lawned with two sheds and flowers/shrubs. Access to the side leading to the frontage.

#### Frontage 185'4" (56.5)

This impressive frontage offers ample space which is mainly lawned with access to the detached garage.

#### Area Description

The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored.

Maldon is also famous for its delectable product, Maldon Sea Salt, which is harvested in the area and is renowned worldwide. It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. Lastly, the impressive architectural features in Maldon, including the All Saints' Church with a unique triangular tower and links to George Washington (the 1st US President) and the Plume Library.

Neighbouring Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793.

Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

#### 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



