



Church

Curlew Close, Heybridge, CM9 4YB
Offers over £289,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated within the popular cul-de-sac turning of Curlew Close, Heybridge, this delightful TWO BEDROOM terraced house presents an excellent opportunity for first-time buyers. Upon entering, you are greeted by a generous living room that offers a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. THERE IS ALSO THE ADDITION OF A CONSERVATORY TO THE REAR OVERLOOKING THE LOW MAINTENANCE REAR GARDEN.

The house features well-proportioned bedrooms, providing ample space for rest and relaxation, making it a wonderful setting for a small family or a couple starting their journey together.

Conveniently located close to local amenities. Shops, schools, and parks are all within reach, making it a practical choice for everyday living.

PARKING TO THE FRONT ALONG WITH ALLOCATED PARKING SPACE.

Energy Efficiency Rating D. Council Tax Band B.



Bedroom 1 12'7 x 9'11 (3.84m x 3.02m)

Double glazed window to front, coved to ceiling, airing cupboard housing hot water cylinder.

Bedroom 2 12'6 x 6'8 (3.81m x 2.03m)

Double glazed window to rear, coved to ceiling.

Bathroom

Bathroom suite comprising of low level w.c, wash hand basin, panelled bath with mixer tap & wall mounted shower unit, extractor fan, tiled to bath area.

Landing

Access to loft space, wall mounted electric heater, stairs leading down to ground floor.

Lounge 13'1 x 12'7 (3.99m x 3.84m)

Double glazed window to front, entrance door to front, wall mounted electric heater, coved to ceiling, stairs rising to first floor, through to:

Kitchen 12'8 x 9'4 (3.86m x 2.84m)

Double glazed window to rear, door to Conservatory, sink unit with mixer tap set into worksurfaces, space for fridge/freezer, space for washing machine, space for dishwasher, space for oven, fitted base and wall mounted units, mosaic effect tiled splash back.

Conservatory 10' x 9'11 (3.05m x 3.02m)

French doors to garden.

Rear Garden

Low maintenance rear garden with rear access gate, paved patio area, artificial lawn area, fenced to boundaries.

Parking

Allocated parking space & parking to front.

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.

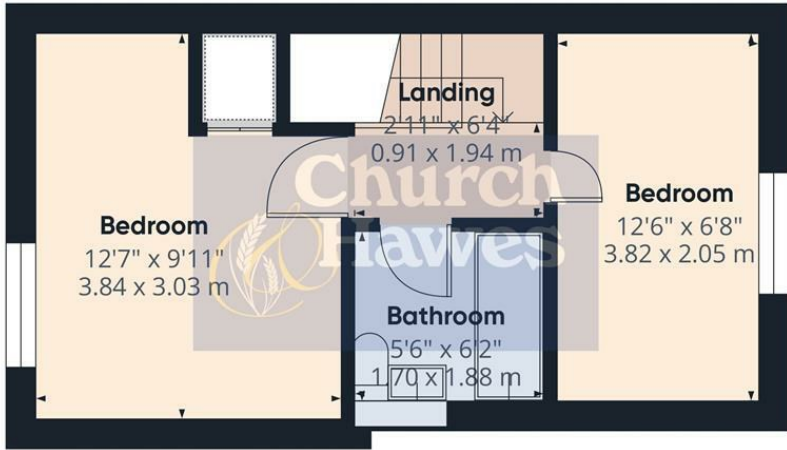
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale







Floor 0



Floor 1

Approximate total area⁽¹⁾
647 ft²
60.1 m²

Reduced headroom
13 ft²
1.2 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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