

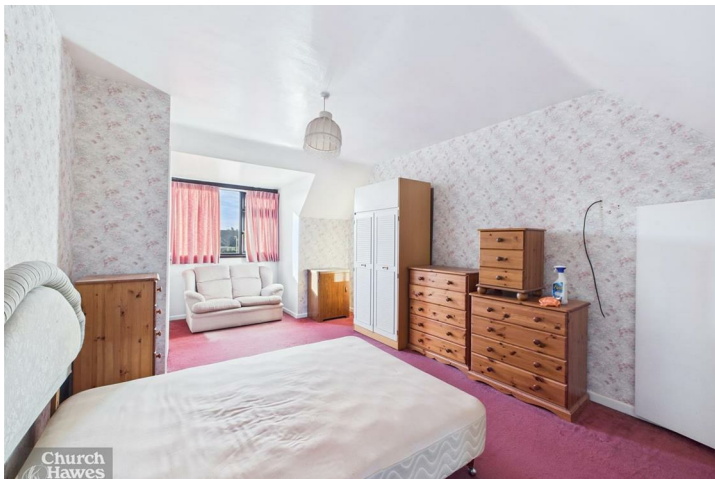


Church
Scylla Close, Heybridge, CM9 4BD
Price £395,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN! An opportunity has arisen to purchase this deceptive two/three bedroom home tucked away within a sought after turning. Internally accommodation comprises of en-suite facilities serving the principal bedroom plus ground floor shower room. To the ground floor is a generous living room plus kitchen along with the third bedroom/reception room. Externally ample parking is provided off road via the driveway for numerous vehicles plus single garage. Council Tax Band D. Energy Efficiency Rating E.



Bedroom 1 12'2 x 9'9 (3.71m x 2.97m)

Windows to rear & side, radiator, eaves storage cupboard housing hot water cylinder, further walk in storage cupboard & eaves storage, door to:

En-Suite

Radiator, low level w.c, wash hand basin, tiled shower cubicle with wall mounted shower unit.

Bedroom 2 17'4 x 10'9 (5.28m x 3.28m)

Windows to front & rear, built in storage cupboard, eaves storage cupboard.

Landing

Window to rear, stairs leading down to ground floor.

Entrance Porch

Entrance door, door to:

Hallway

Radiator, built in storage cupboard, doors to:

Living Room 22'7 x 10'8 (6.88m x 3.25m)

Windows to front & rear, door to rear to garden, two radiators, coved to ceiling, fireplace.

Bedroom 3 / Reception Room 9'5 x 7'6 (2.87m x 2.29m)

Window to front, radiator, coved to ceiling.

Shower Room

Obscure glazed window to side, towel radiator, low level w.c, wash hand with mixer tap, tiled shower cubicle with wall mounted shower unit.

Kitchen 15'3 x 7'9 (4.65m x 2.36m)

Window to rear, floor standing boiler, space for oven, space for fridge/freezer, space for washing machine, sink unit with mixer tap set into worksurfaces, under stairs storage cupboard.

Garden Room 9'1 x 7'4 (2.77m x 2.24m)

Door to rear to garden.

Rear Garden

Front access gate, patio area, laid to lawn, personal door to:

Garage

Up and over door with storage area to the rear.

Frontage

Driveway providing ample off road parking for numerous cars.

Agents Note, Money Laundering & Referrals

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 is no delay in agreeing a sale

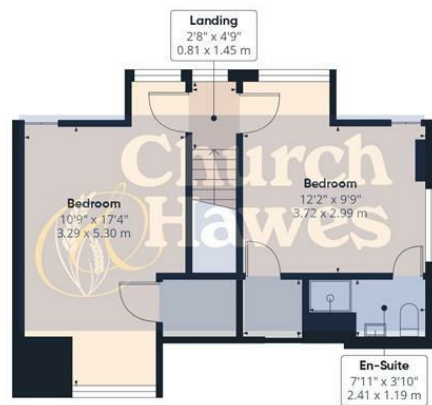
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1042 ft²
96.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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