



Church

## 64 Coopers Avenue, Heybridge, CM9 4YX

Price £225,000

WITH A SUBSTANTIAL DRIVEWAY AND A PRIVATE GARDEN is this well presented One Bedroom home in Heybridge. The First Floor of the property features a Double Bedroom with ample storage and a re-fitted Shower Room. To the Ground Floor the property comprises a Kitchen and Living Room which is accessed from the Entrance Porch. Externally, there is a generous Driveway providing parking for several vehicles and affording access to the Garden which features a range of timber outbuildings. This property is considered a fantastic opportunity to get on the housing ladder, downsize or it could well be a sound investment as a Buy to Let. Call Church & Hawes now to arrange an early viewing and avoid disappointment. EPC: D, Council Tax: B.



## **Bedroom 10'2 x 9'10 (3.10m x 3.00m)**

Double glazed window to front, electric heater, double wardrobe, coved to ceiling.

## **Shower Room 6'1 x 5'5 (1.85m x 1.65m)**

Obscure double window to front, corner shower cubicle with aqua board, low level w.c., pedestal wash hand basin with mixer tap, part wood panelled to walls, part tiled to walls, heated towel rail, part tiled to walls.

## **Landing**

Full length storage cupboard, access to loft, coved to ceiling, stairs down to:

## **Living Room 13'0 x 11'5 (3.96m x 3.48m)**

Double glazed window to front, feature fireplace, dado rail, coved to ceiling, door to entrance porch and:

## **Kitchen 12'11 x 5'0 (3.94m x 1.52m)**

Double glazed window to front, range of matching units, space for fridge/freezer, part tiled to walls, space and plumbing for a range of under counter appliances, stainless steel sink/drainer unit set into work surface, coved to ceiling.

## **Entrance Porch 3'7 x 3'2 (1.09m x 0.97m)**

Part glazed Entrance door to front, dado rail.

## **Frontage**

Picket fencing to boundary, pathway to entrance door, lawned area.

## **Parking**

Concrete driveway with parking for around 3 cars leading to timber gate to:

## **Private Garden**

Fenced to boundaries, two timber sheds and a timber summer house, decked seating area.

## **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 & 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 which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure compliance and satisfy customer due diligence.

**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.

