



CURTIS O'BOYLE

Sales & Lettings

The Square, Heybridge, Maldon

CM9 4LT



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£250,000

Offered with no onward chain, this charming early 20th-century terraced cottage enjoys a central Heybridge location, within easy reach of local shops, everyday amenities and just a short stroll from the historic canal, providing delightful waterside walks.

The accommodation is arranged over two floors and includes a comfortable living room and a separate dining room to the front of the property, creating two distinct reception spaces. To the rear is a kitchen offering ample storage, with a door leading to a shared courtyard. Please note that while the property has access to this shared area, there is no private garden or outside space included within the title.

On the first floor are two well-proportioned double bedrooms together with a bathroom. The property also benefits from gas central heating.

This is an excellent opportunity for buyers seeking a character home in a convenient location with scope to personalise over time, making it an ideal first purchase, investment or downsize.

ENTRANCE HALL Timber entrance door.

LIVING ROOM 10' 1" x 10' (3.07m x 3.05m) + recess. Double glazed window to front aspect, radiator, textured and coved ceiling.

DINING ROOM 10' 2" x 10' 1" (3.1m x 3.07m) + recess. Double glazed window to front aspect, radiator, textured and coved ceiling, door to:

KITCHEN 10' 11" x 7' 11" (3.33m x 2.41m) + understairs recess. Double glazed window to rear aspect, glazed door to rear, fitted base and wall units, one and quarter bowl sink unit with mixer tap inset into worktops, space for washing machine, radiator, tiled splashbacks, tiled floor, electric cooker, door to stairs to first floor.

FIRST FLOOR LANDING Built in cupboard.

BEDROOM 10' 6" x 10' 2" (3.2m x 3.1m) + recess. Double glazed window to front aspect, radiator.

BEDROOM 10' 5" x 10' 1" (3.18m x 3.07m) + recess. Double glazed window to front aspect, radiator.

BATHROOM 10' 10" x 7' 10" (3.3m x 2.39m) Double glazed skylight window to rear aspect, radiator, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, tiled walls, cupboard housing gas boiler.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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