



11 Southey Close, Heybridge , CM9 4YW  
O.I.E.O £375,000

**Church & Hawes**  
Est.1977  
Estate Agents, Valuers, Letting & Management Agents

An exceptional opportunity awaits with this fully renovated Three-Bedroom Semi-Detached House, ideally situated in the desirable Southey Close, Heybridge. This property has undergone a comprehensive transformation, presenting a truly turn-key solution for its next owner. Every detail has been meticulously addressed, ensuring a modern and comfortable living environment. Step inside to appreciate the extensive upgrades, including a Newly Installed Gas Central Heating system, a complete Electrical Rewire, and New Double Glazing throughout, all contributing to enhanced energy efficiency and peace of mind. The interior boasts a Re-fitted Bathroom, designed with contemporary fixtures and finishes, alongside the convenience of a Ground Floor Cloakroom, a practical addition for any family home. The heart of the home is undoubtedly the inviting Living Room, offering a comfortable space for relaxation, which flows seamlessly into the Open Plan Kitchen/Dining Room. This bright and airy area is perfect for entertaining and family meals, featuring a modern kitchen setup that caters to all culinary needs. Externally, the property benefits from a well-maintained Rear Garden, providing a private outdoor space for leisure and enjoyment. Extended Driveway Parking ensures convenience for residents and visitors alike. This home is offered with No Onward Chain, simplifying the buying process and allowing for a swift completion. While the EPC rating was F prior to these significant upgrades, the extensive works undertaken are expected to considerably improve its energy performance. Southey Close offers a convenient and sought-after location within Heybridge, known for its community feel and excellent amenities. Residents will appreciate the proximity to the local primary school, making the morning routine effortless for families. A range of shops, services, and recreational facilities are all within easy reach, ensuring a vibrant and convenient lifestyle. C.Tax: C.

- Bedroom 12'9 x 8'7 (3.89m x 2.62m)**  
Double glazed window ro front, radiator, double fitted wardrobe.
- Bedroom 9'0 x 8'11 (2.74m x 2.72m)**  
Double glazed window to rear, radiator, fitted wardrobe.
- Bedroom 9'8 x 6'4 (2.95m x 1.93m)**  
Double glazed window to front, radiator, fitted storage cupboard.

**Bathroom 6'0 x 6'0 (1.83m x 1.83m)**  
Obscure double glazed window to rear, new suite comprising panelled bath with mixer tap, shower above and shower screen, wash hand basin with mixer tap, low level w.c., heated towel rail, extractor fan, fully tiled.

**Landing**  
Obscure double glazed window to side, stairs down to:

**Entrance Hall**  
Part obscure double glazed entrance door to front, radiator, wood effect flooring, glazed door to:

**Living Room 12'11 x 12'2 (3.94m x 3.71m)**  
Double glazed window to front, radiator, door to under stairs cupboard housing boiler and electrical consumer unit, wood effect flooring, semi open plan to Dining Room and door to:

**Cloakroom 5'7 x 2'9 (1.70m x 0.84m)**  
Radiator, low level w.c., wash hand basin with mixer tap, extractor fan, wood effect flooring.

**Kitchen/Dining Room 15'5 x 10'8 (4.70m x 3.25m)**  
Double glazed window to side, double glazed double doors to rear, radiator, Kitchen area with a range of matching units, integrated Fridge/Freezer, space and plumbing for washing machine, stainless steel sink drainer unit, low level oven with four ring hob above and extractor fan, wood effect flooring.

**Rear Garden**  
Commences with a paved patio area with pathway extending to frontage, fenced to boundaries, mainly laid to lawn.

**Frontage**  
Concrete driveway providing parking for several vehicles, further block paved parking space, access to Entrance.

**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 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.



Approximate total area<sup>ni</sup>  
697 ft<sup>2</sup>  
64.6 m<sup>2</sup>

(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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