5 Wagtail Drive, Heybridge , CM9 4UD
£284,000

Church & Hawes
Est.1977
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Wagtail Drive presents an excellent opportunity for first-time buyers seeking a delightful home. This well-appointed house features two inviting bedrooms, perfect for creating a comfortable living space. The property boasts a lounge with patio doors leading out to a south facing garden, ideal for entertaining guests and BBQs. The remainder of the house features a kitchen, first floor bathroom and two allocated parking spaces.

Tenure Freehold - Council Tax Band: B - Energy Efficiency Rating C

Entrance Hall
Main entrance door, stairs leading to the first floor.

Kitchen
Range of wall and base units, work top surfaces, stainless steel sink with drainer, space for tall standing fridge/freezer, space for cooker, space for dishwasher, space for washing machine. Double glazed window, serving hatch through to the lounge.

Lounge/Diner
Double glazed sliding patio doors leading out to the garden, radiator.

First Floor
Airing cupboard

Bedroom One
Double glazed window, radiator.

Bedroom Two
Double glazed windows, radiator.

Bathroom
Panel bath with shower over, counter top wash basin, concealed cistern WC, extractor.

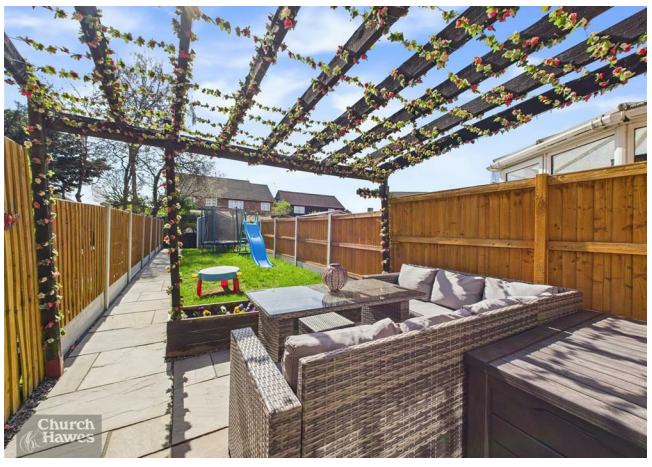
Outside

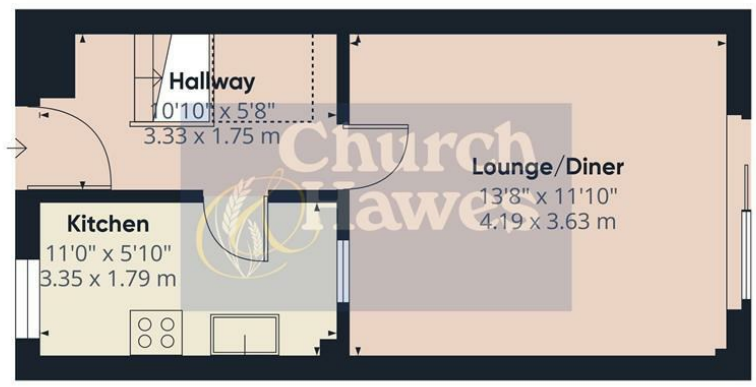
Garden
South facing garden with patio seating area under a pergola with the remainder of the garden laid to lawn, raised flower beds, pathway leading to a rear access gate.

Parking
Two allocated parking spaces via a residents car park.

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 at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale





Floor 0

Floor 1

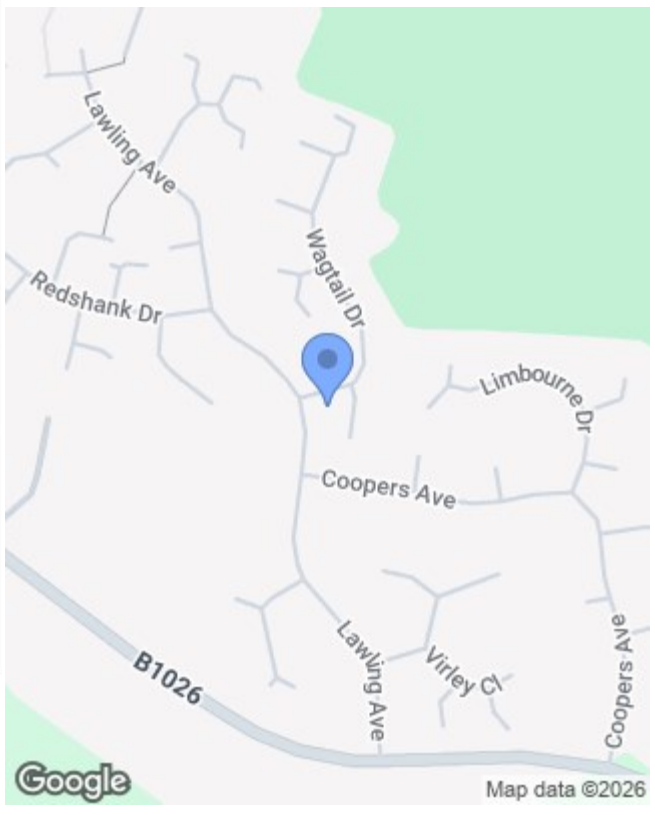
Approximate total area(1)
552.61 ft²
51.34 m²

Reduced headroom
10.14 ft²
0.94 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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