36 Scraley Road, Heybridge , CM9 4BL
Price £450,000

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

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Presenting a significant opportunity on Scraley Road, this substantial 4/5-bedroom house is offered for sale, providing an ideal blank canvas for those seeking to create a personalised family residence. Boasting Two reception rooms, the property offers ample living space, perfectly suited for a growing family. While requiring some modernisation, this home provides a fantastic foundation add your own personality.

The generous proportions of the Four/Five bedrooms allows the property to be adapted to suit the occupants needs, while the existing layout offers flexibility to extend (STPP) and enhance. The property's potential is clear, allowing new owners to tailor it precisely to their tastes and requirements, transforming it into a truly bespoke living environment.

Situated in a sought-after location, Scraley Road benefits from excellent convenience and proximity to local amenities. Families will appreciate the easy access to reputable schools and leisure facilities within easy reach. The property is offered with No Onward Chain so call now to arrange your viewing! EPC: D, Council Tax: E.

Floor 0

Floor 1

Approximate total area(1)
1394 ft²
129.5 m²

Reduced headroom
8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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Bedroom 12'1 x 8'1 (3.68m x 2.46m)
Double glazed window to rear, radiator, double wardrobe.

Bedroom 10'3 x 8'6 (3.12m x 2.59m)
Double glazed window to front, radiator, double wardrobe.

Bedroom 10'5 x 6'3 (3.18m x 1.91m)
Double glazed window to side, radiator, single wardrobe.

Bedroom 10'3 x 6'4 (3.12m x 1.93m)
Double glazed window to front and side, radiator, single wardrobe, door to:

Dressing Room 8'9 x 8'3 (2.67m x 2.51m)
Double glazed window to rear.

Bathroom
Obscure double glazed window to rear, low level w.c., panelled bath, pedestal wash hand basin, tiled walls.

Landing
Double glazed window to front, radiator, full length cupbpoard, access to loft, stairs down to:

Entrance Hall
Part obscure glazed door to Porch, radiator, doors to further accommodation.

Porch 9'10 x 4'0 (3.00m x 1.22m)
Windows to front and side, glazed door to front, tiled floor.

Cloakroom 5'11 x 2'11 (1.80m x 0.89m)
Double glazed window to side, low level w.c., wash hand basin with tiled splash backs, radiator.

Utility Room 6'10 x 6'4 (2.08m x 1.93m)
Wall mounted boiler, stainless steel sink drainer unit with tiled splash backs, door to:

Kitchen 12'6 x 9'7 (3.81m x 2.92m)
Double glazed window to rear, part obscure glazed door to side, radiator, range of matching units, integrated fridge/freezer, low level oven with four ring electric hob set into work surface and extractor above, door to under stairs storage cupboard, coved to ceiling, door to:

Dining Room 19'6 x 10'5 (5.94m x 3.18m)
Double glazed window to side, double glazed sliding doors to rear, two radiators, part coved to ceiling, part glazed double sliding doors to:

Living Room 13'2 x 13'2 (4.01m x 4.01m)
Double glazed windows to front, two radiators.

Rear Garden
Paved seating area to one side providing access to rear of garage, greenhouse, mainly laid to lawn with planting borders, fenced to boundaries.

Frontage
Lawned area to one side, ample parking on driveway which leads to:

Garage 17'6 x 9'8 (5.33m x 2.95m)
Up and over door to front, door to rear.

Owners additional comments
Since the current Energy Performance Certificate was completed:

- The Ground floor glazing to front was upgraded to full double glazing
- A new boiler was installed in August 2021
- A new UPC Kitchen back door August 2023
- The property currently has low energy bulbs throughout

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 (AML) and FINANCIAL SANCTION 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 CREDAS an online verification company so as to ensure the required 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.

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