123 Heywood Way, Maldon , CM9 4BJ
Guide price £265,000

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

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IN NEED OF MODERNISATION is THIS THREE BEDROOM END OF TERRACE HOUSE. This property could be an ideal project for any property enthusiast! The property features a lounge/diner, kitchen, first floor bathroom as well as three bedrooms. Externally the property benefits from a large rear garden and a garage. NO ONWARD CHAIN.
Energy Efficiency Rating E.

Entrance Hall
Main entrance door, picture side window, storage heater, stairs to first floor.

Lounge/Diner 23'8 x 11'9 (7.21m x 3.58m)
Windows to front and back, feature fire place with electric fire, electric storage heaters,

Kitchen 9'2 x 9'2 (2.79m x 2.79m)
Range of wall and base units, work top surfaces, sink with drainer, window and door leading out to the garden. Under stairs storage cupboard, spaces for domestic appliances.

First Floor
Loft access.

Bedroom One 13'8 x 9'6 (4.17m x 2.90m)
Electric panel heater, window.

Bedroom Two 11'2 x 9'7 (3.40m x 2.92m)
Window, electric panel heater.

Bedroom Three 8'4 x 7'4 (2.54m x 2.24m)
Window

Bathroom
Bath with wall mounted electric shower unit, low level wc, wash basin, window, dimplex heater

Outside

Garden
Large rear garden with side access, laid to lawn.

Garage
Garage in block with up and over door.

Frontage
Side access.

Property Information
Tenure: Freehold

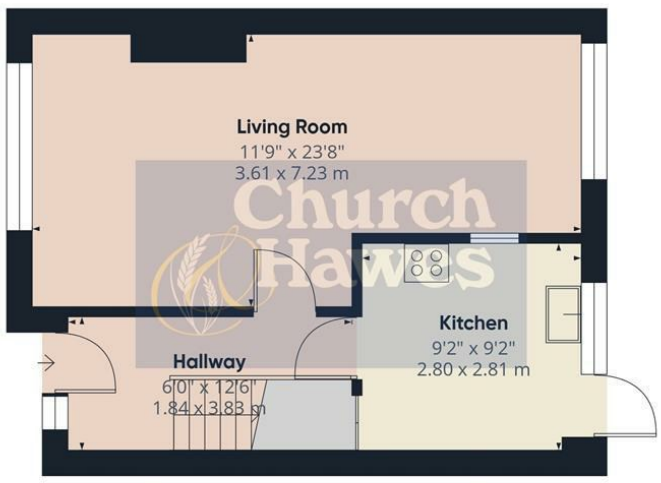
Council Tax Band: B
EPC Rating: TBC
Probate has been granted.

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.

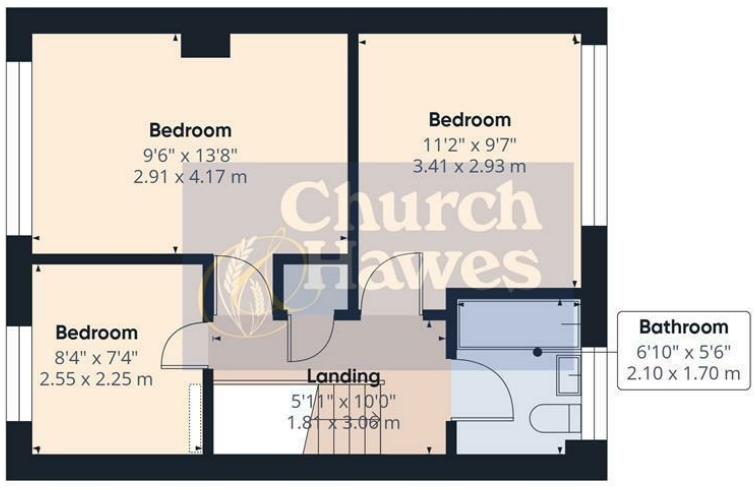
MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:
Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.



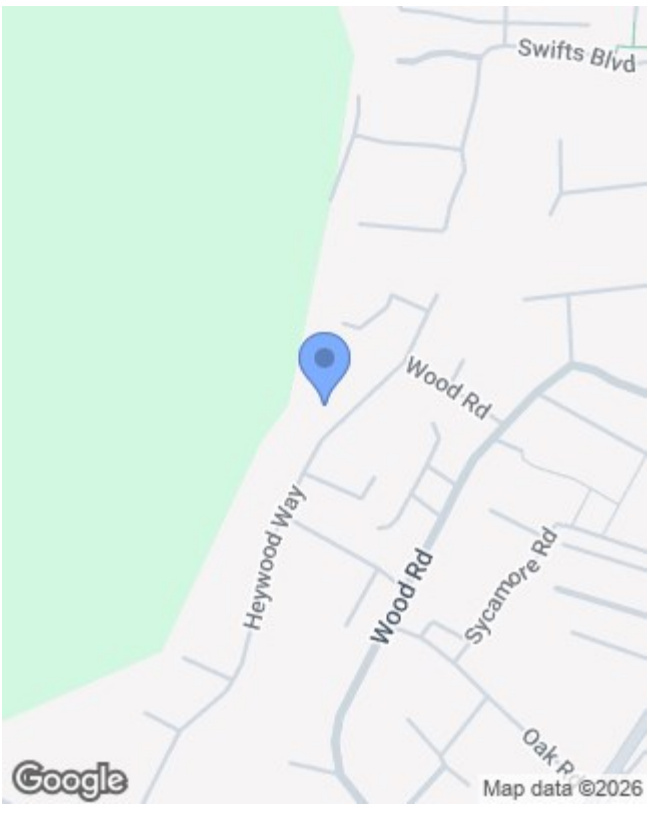
Floor 0



Floor 1

Approximate total area(1)
805 ft²
74.8 m²

(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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