Cedar Chase, Heybridge, CM9 4NR
Price £279,000

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

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An exciting opportunity awaits in the popular area of Cedar Chase with this charming two-bedroom home. THE PROPERTY PRESENTS A FANTATIC CANVAS FOR THOSE LOOKING TO MODERNISE & IMPROVE, allowing you to tailor every detail to your personal taste.
Upon entering, you are greeted by a welcoming hallway & living room, providing a comfortable space for relaxation and entertaining. The kitchen offers a functional area that, with some vision, could be transformed into a contemporary culinary hub. The addition of a bright conservatory extends the living accommodation, providing a versatile space perfect for dining, a home office, or simply enjoying views of the garden. The first floor hosts two generous bedrooms ideal for a small family, a couple, or even as guest accommodation. A family bathroom serves both bedrooms, ready for a modern update to enhance its appeal and functionality.
Externally, the property benefits from a rear garden, offering a peaceful outdoor space for gardening, al fresco dining, or children's play. The convenience of driveway parking ensures off-road parking for your vehicle to the front.
Situated in a popular Heybridge location, this home is ideally placed to access local amenities, schools, and transport links, making it a practical choice for a variety of buyers.
Energy Efficiency Rating D. Council Tax Band B.

Bedroom 1 13'11 x 9'9 (4.24m x 2.97m)
Double glazed window to front, radiator, over stairs storage cupboard with wall mounted boiler.

Bedroom 2 10'8 x 8'9 (3.25m x 2.67m)
Double glazed window to rear, radiator.

Bathroom
Obscure double glazed window to rear, radiator, bathroom suite comprising of low level w.c, wash hand basin, panelled bath with hand holds & wall mounted shower unit over, tiled to walls.

Landing
Access to loft space via loft ladder, stairs leading down to:

Entrance Hall
Entrance door, radiator.

Living Room 18'10 x 9' (5.74m x 2.74m)
Double glazed window to front, two radiators, coved to ceiling, feature fireplace.

Kitchen 8'9 x 7'8 (2.67m x 2.34m)
Door to rear to Conservatory, understairs storage cupboard, fitted base and wall mounted units, sink unit with mixer tap set into worksurfaces, space for oven, space for under counter fridge & freezer, tiled splash backs.

Conservatory 16'5 x 6'7 (5.00m x 2.01m)
French doors to garden, space for washing machine.

Rear Garden
Pathway leading to rear, flower and shrub beds, outside tap, greenhouse & timber storage shed, rear access gate.

Frontage
Block paved driveway providing off road parking.

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.

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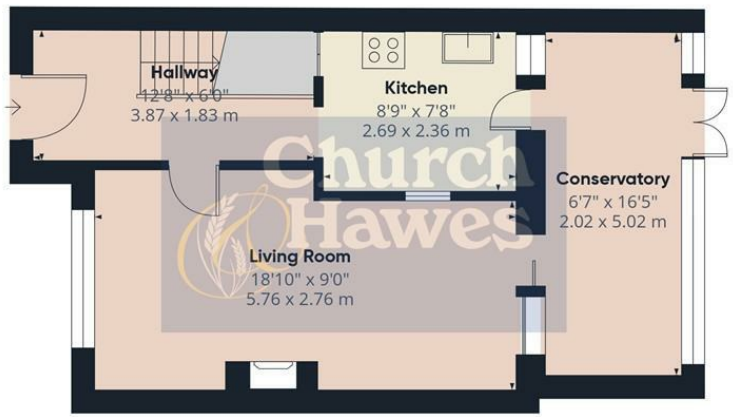
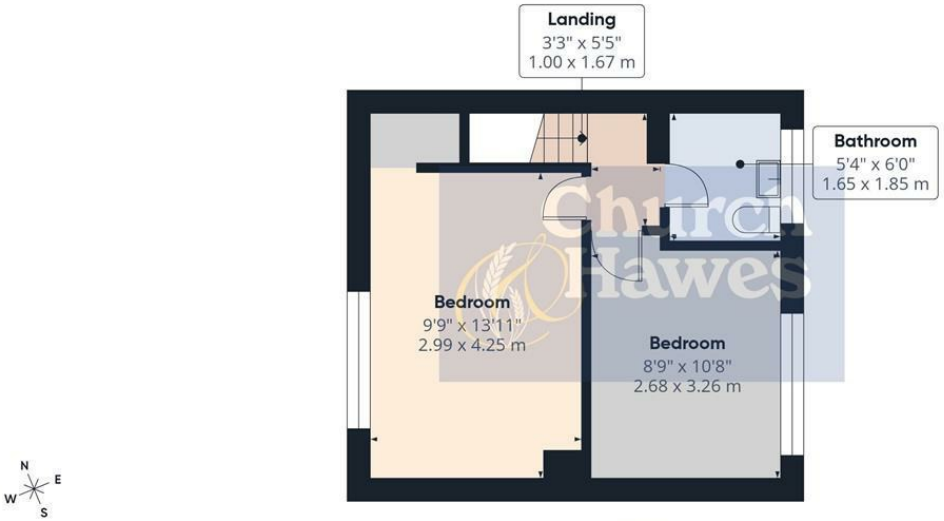


Floor 0



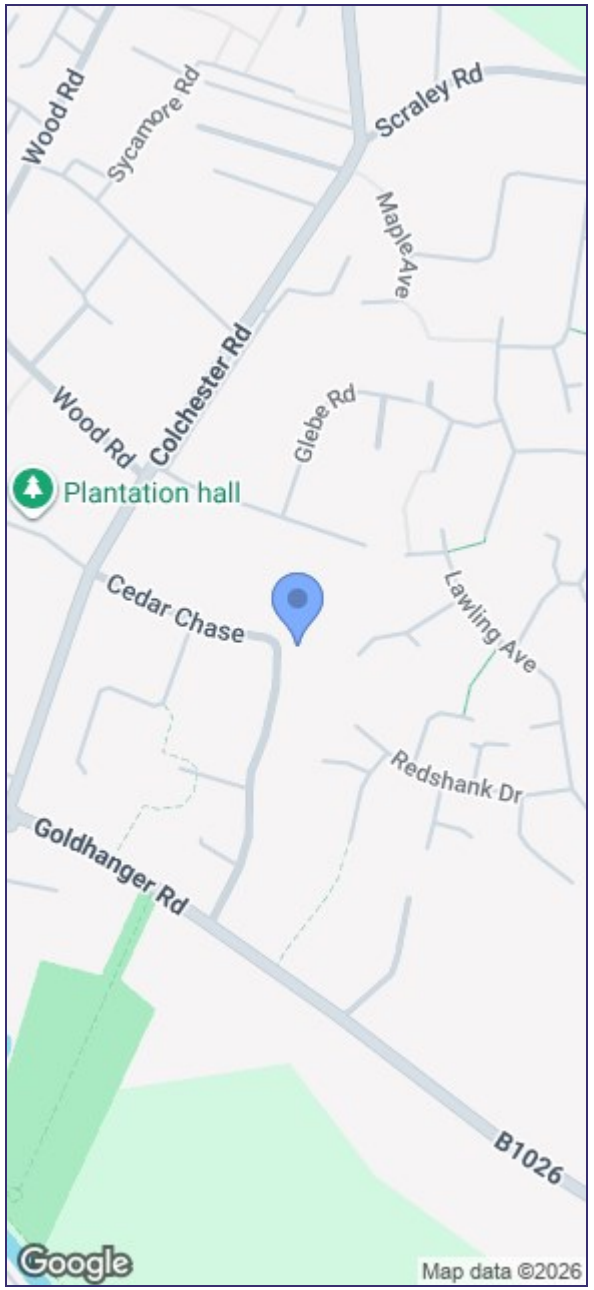
Floor 1

Approximate total area(1)

736 ft²

68.4 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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