



**Mercury Place, Heybridge Maldon CM9 4PN**



**welcome to**

**Mercury Place, Heybridge Maldon**

Offered with NO ONWARD CHAIN and situated on the DESIRABLE BLACKWATER PARK in west Heybridge, with convenient access to LOCAL SUPERMARKETS as well as PICTURESQUE WALKS, is this THOUGHTFULLY EXTENDED detached home, boasting an ENVIABLE CORNER PLOT POSITION as well as DRIVEWAY.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Porch

Covered porch area, part glazed door to :-

### Entrance Hall

Stairs rising to first floor, doors to :-

### Cloakroom

White suite comprising low level WC and pedestal basin, part tiled walls, chrome heated towel rail.

### Lounge

13' 10" x 11' 3" ( 4.22m x 3.43m )

Dual aspect with double glazed UPVC windows to front and side, radiators.

### Kitchen Breakfast Room

13' 9" x 9' 1" ( 4.19m x 2.77m )

Double glazed UPVC window to front. Fitted kitchen comprising one and a half bowl sink and drainer set in roll top surfaces with eye and base level units, built in double oven, gas hob and extractor over, space for further appliances, fitted roll top breakfast bar, under stairs storage cupboard, radiator, door to :-

### Family/Dining Room

21' 1" x 8' 7" Max ( 6.43m x 2.62m Max )

Double glazed UPVC window and French doors to rear opening to garden, double glazed UPVC window to front, radiator, door to :-

### Utility Room

7' 11" x 7' 10" ( 2.41m x 2.39m )

Roll top surface with cupboards over and space for appliances under, radiator, door to storage room.

### First Floor

#### Landing

Loft access, doors to :-

#### Bedroom One

13' 10" x 10' Max ( 4.22m x 3.05m Max )

Double glazed UPVC windows to front and to side overlooking the garden, Built in and fitted wardrobes, radiator, door to :-

#### Ensuite

White suite comprising corner shower, low level WC and vanity basin. Fully tiled walls, chrome heated towel rail.

#### Bedroom Two

8' x 8' Max ( 2.44m x 2.44m Max )

Double glazed UPVC windows to front and side, built in wardrobes, radiator.

#### Bedroom Three

11' 4" x 5' 7" ( 3.45m x 1.70m )

Double glazed UPVC window to side, radiator.

### Bathroom

Double glazed UPVC window to front, white suite comprising panel bath, low level WC and pedestal basin.

### Outside

#### Front

Laid to shingle with rope link fence, driveway providing off road parking. Gated side access to :-

#### Rear Garden

Enclosed by panel fence, laid to artificial grass with patio seating area and pergola. Timber summerhouse/home office to remain.

### Storage Room

The garage has been part converted to create the utility room and the remaining space provides convenient storage space.

### Parking

Driveway parking.

### Agents Note

An annual estate charge (£327.33 for the previous year) applies to this property for local flood alleviation scheme.



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## Mercury Place, Heybridge Maldon

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Lounge & Family/Dining Room
- Contemporary Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104921 - 0002

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