



10 Coopers Avenue, Heybridge , CM9 4YY
 Price £460,000

MOST DECEPTIVE FROM FIRST APPEARANCE & MUST BE SEEN INTERNALLY! Extended & well presented throughout an opportunity has arisen to purchase this four bedroom detached family home situated on the popular Saltings development. Internally accommodation comprises of en-suite facilities serving the principal bedroom plus modern family bathroom. To the ground floor the property boasts two generous reception rooms plus an inviting kitchen/dining room. Externally there is an EV charging point attached to the garage which has been converted into two separate sections. Parking is provided off road via the adjacent driveway. Energy Efficiency Rating C. Council Tax Band D.

Bedroom 12'5 x 10'2 (3.78m x 3.10m)
Double glazed window to rear, radiator, built in wardrobe.

En-Suite
Obscure double glazed window to side, towel radiator, low level w.c, wash hand basin with mixer tap, tiled shower cubicle & wall mounted shower unit, tiled floor, extractor, inset lighting to ceiling.

Bedroom 11'2 x 8'6 (3.40m x 2.59m)
Double glazed window to rear, radiator.

Bedroom 8'3 x 8'1 (2.51m x 2.46m)
Double glazed window to front, radiator.

Bedroom 10' x 6'9 (3.05m x 2.06m)
Double glazed window to side, radiator.

Bathroom
Obscure double glazed window to front, towel radiator, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap & shower attachment, wall mounted shower unit.

Landing
Double glazed window to front, access to loft space, built in storage cupboard, airing cupboard, stairs leading down to:

Entrance Hallway
Entrance door, radiator, doors to:

Lounge 13'9 x 10'8 (4.19m x 3.25m)
Double glazed window to rear, radiator.

Kitchen/Dining Room 16'9 x 9'2 (5.11m x 2.79m)
Double glazed window to front, tiled floor, space for fridge/freezer, space for washing machine, sink unit with mixer tap set into worksurfaces, cupboard housing wall mounted boiler, tiled splash backs, built in oven & four ring hob, range of fitted base and wall mounted units, space for dishwasher.

Family Room 12'11 x 11'11 (3.94m x 3.63m)
Double glazed window to rear, French doors to side leading to garden, radiator.

Rear Garden
Commencing with patio area, side access gate, fenced to boundaries, flower and shrub beds, laid to lawn, EV charging point attached to the side of the garage.

Frontage
Adjacent driveway providing off road parking. There is a further block paved area to the other side of the property which is accessed via a gate.

Garage
Converted garage into two sections.

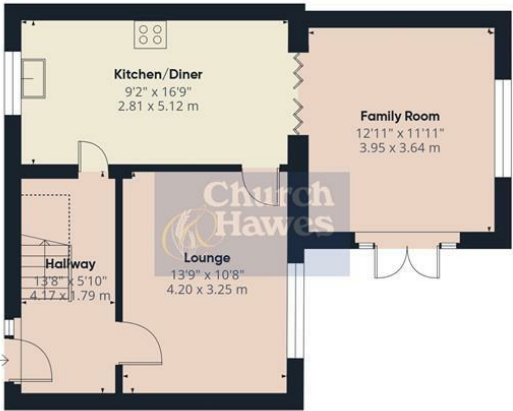
Agents Note, Money Laundering & Referrals
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any 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:

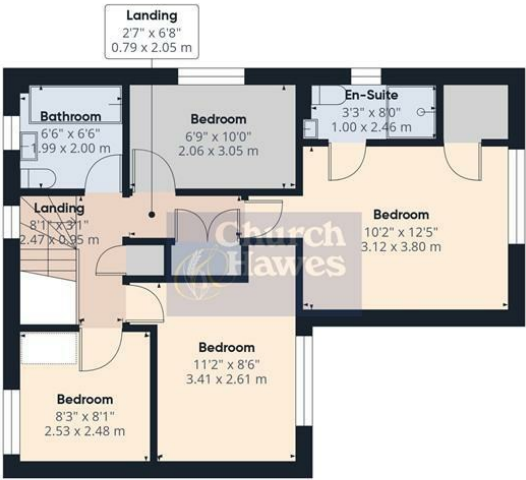
Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance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

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

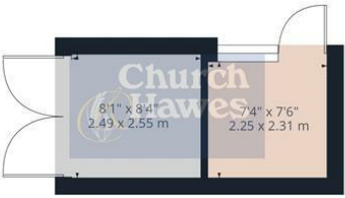
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly 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 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁰
1183 ft²
110 m²

Reduced headroom
12 ft²
1.1 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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