

Crescent Road, Heybridge, Essex CM9 4SJ

Price £335,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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WITH ORIGINS BELIEVED TO DATE BACK TO THE EDWARDIAN ERA an opportunity has arisen to purchase this WELL PRESENTED THREE BEDROOM SEMI DETACHED CHARACTER COTTAGE. Hosting a wealth of features to include an impressive 57' depth rear garden. Internally accommodation comprises of lounge plus separate dining room, kitchen plus ground floor bathroom. The property is situated within this popular location and INTERNAL VIEWING COMES HIGHLY ADVISED. Energy Efficiency Rating E. Council Tax Band C.







Bedroom 1 11'11 x 11'10 (3.63m x 3.61m)
Double glazed window to front, radiator, storage cupboard.

Bedroom 2 11'11 x 8'9 (3.63m x 2.67m)
Double glazed window to rear, radiator, storage cupboard.

Bedroom 3 9'9 x 7'8 (2.97m x 2.34m)
Double glazed window to rear, radiator, coved to ceiling.

Landing
Radiator, access to loft space, stairs leading down to ground floor.

Living Room 12' x 11'10 (3.66m x 3.61m)
Double glazed window to front, entrance door to front, radiator, feature tilled surround open fireplace.

Inner Lobby
Stairs rising to first floor, door to:

Dining Room 11'11 x 11'11 (3.63m x 3.63m)
Double glazed window to rear, radiator, coved to ceiling, feature fireplace, under stairs storage cupboard, door to:

Kitchen 9'11 x 7'8 (3.02m x 2.34m)
Double glazed window to side leading to garden, wall mounted Worcester boiler, sink unit with mixer tap set into work surfaces, space for washing machine, space for cooker, space for dishwasher, space for fridge/freezer, tiled floor, fitted base and wall mounted units, door to:

Rear Lobby
Double glazed window to side, door to:

Bathroom
Obscure double glazed window to rear, radiator, low level w.c, wash hand basin, panelled bath with wall mounted shower unit over, tiled floor.

Rear Garden
Outside tap, fenced to boundaries, mainly laid to lawn, access to front via gate.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

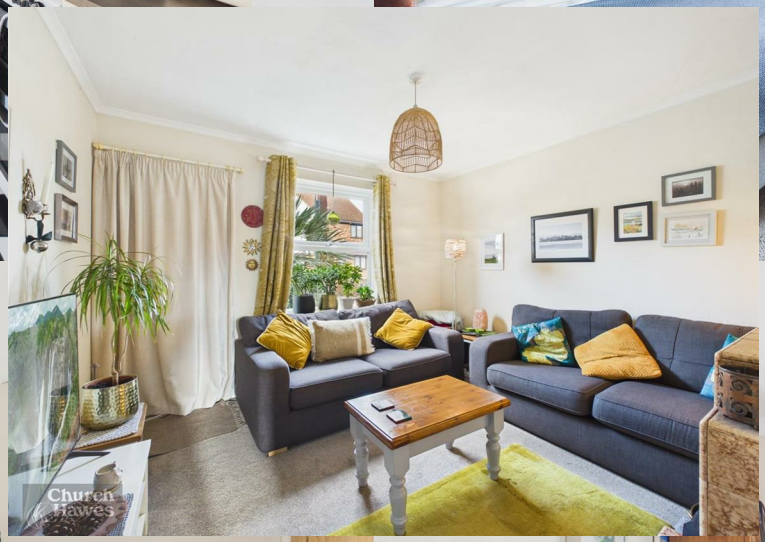
These checks must be completed and successfully verified before we are able to progress with the purchase.

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.


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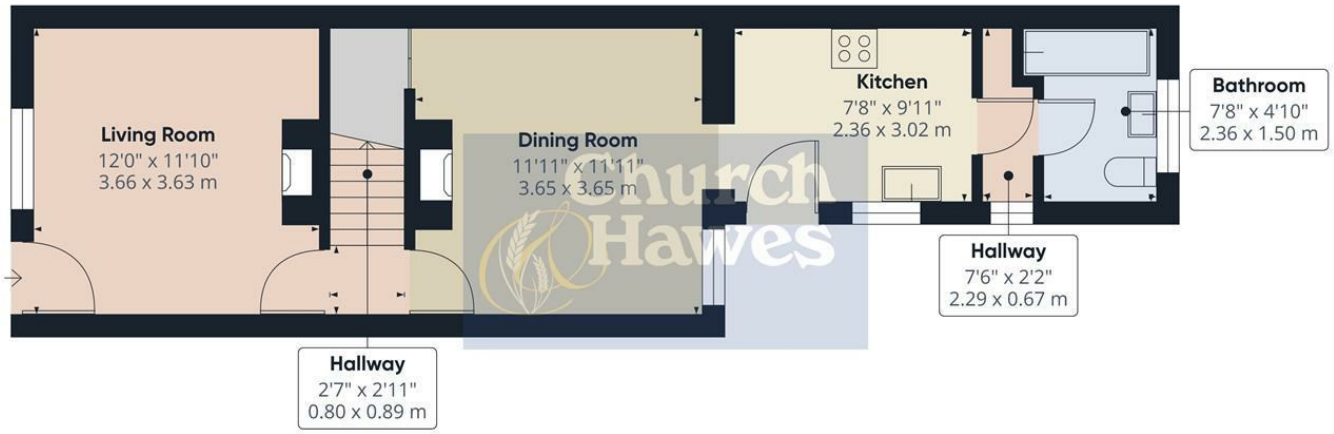



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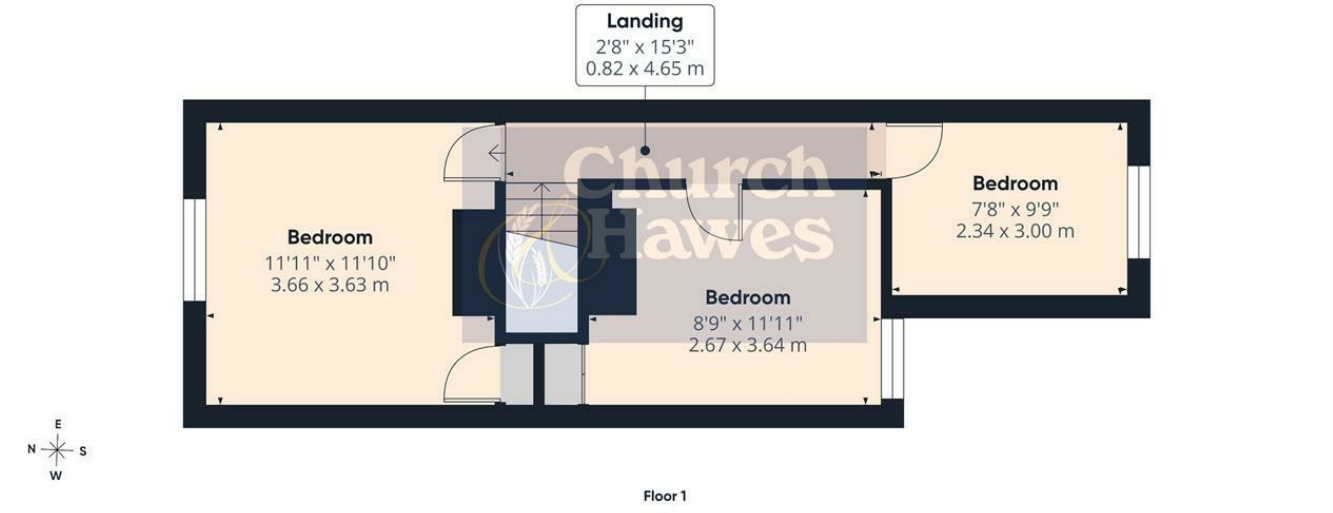

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Floor 0



Floor 1

Approximate total area(1)

807 ft²

74.9 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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