Hunt Avenue, Heybridge , CM9 4TY
Price £300,000

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

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Nestled on Hunt Avenue in the charming area of Heybridge, this most deceptive terraced house offers generous family accommodation which is sure to impress.
The property boasts three well-proportioned bedrooms, providing ample space for family members or guests. The family bathroom is conveniently located, ensuring ease of access for all along with a ground floor cloakroom/w.c. One of the standout features of this home is the impressive conservatory, which serves as a bright and airy space to relax or entertain, seamlessly blending indoor and outdoor living.
The living room is designed to be both functional and welcoming. With its thoughtful layout and deceptive size, this house is a true gem that offers comfort and practicality.
Situated close to local amenities making it an excellent choice for those seeking a community atmosphere. Whether you are a first-time buyer or looking to settle down with your family, this home on Hunt Avenue is a wonderful opportunity not to be missed.
EPC Rating C. Council Tax Band C.

Bedroom 1 13'9 x 8'9 (4.19m x 2.67m)
Double glazed window to rear, radiator, coved to ceiling, air conditioning unit.

Bedroom 2 12'6 x 8'7 (3.81m x 2.62m)
Double glazed window to front, radiator, built in wardrobe, coved to ceiling.

Bedroom 3 8'6 x 8'5 (2.59m x 2.57m)
Double glazed window to rear, 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 & wall mounted shower unit, shaver point, inset lighting, tiled to walls.

Landing
Access to loft space, airing cupboard, stairs leading down to ground floor.

Entrance Porch
Obscure glazed entrance door, obscure double glazed window to front, radiator, door to:

Entrance Hallway
Radiator, stairs rising to first floor with under stairs storage.

Cloakroom/W.C
Obscure double glazed window to front, low level w.c, wash hand basin, coved to ceiling.

Kitchen/Dining Room 15'7 x 11'5 (4.75m x 3.48m)
Double glazed window to front, radiator, coved to ceiling, wall mounted boiler, sink unit with mixer tap set into worksurfaces, space for washing, cupboard providing space for fridge/freezer, fitted base and wall mounted units, tiled splash backs, built in oven, four ring hob & extractor hood.

Living Room 17'7 x 10'5 (5.36m x 3.18m)
French doors to rear to Conservatory, radiator, coved to ceiling.

Conservatory 13'11 x 8'11 (4.24m x 2.72m)
French doors to garden, radiator.

Rear Garden
Commencing with decked patio/seating area, fenced to boundaries, outside tap.

Parking
Residents parking area to front.

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. Parking spaces should be checked clarified & confirm via your legal representative.

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.

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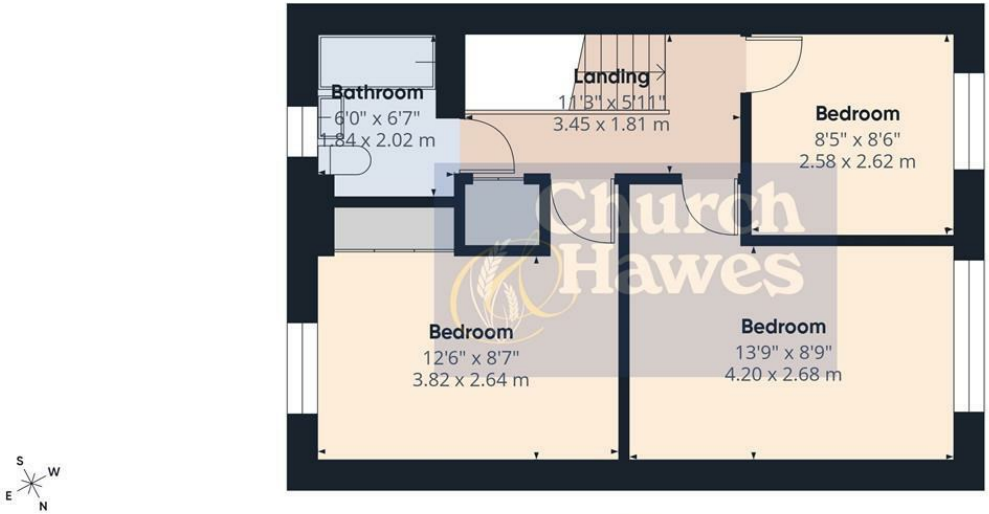
Floor 0



Floor 1

Approximate total area(1)

1038 ft²

96.5 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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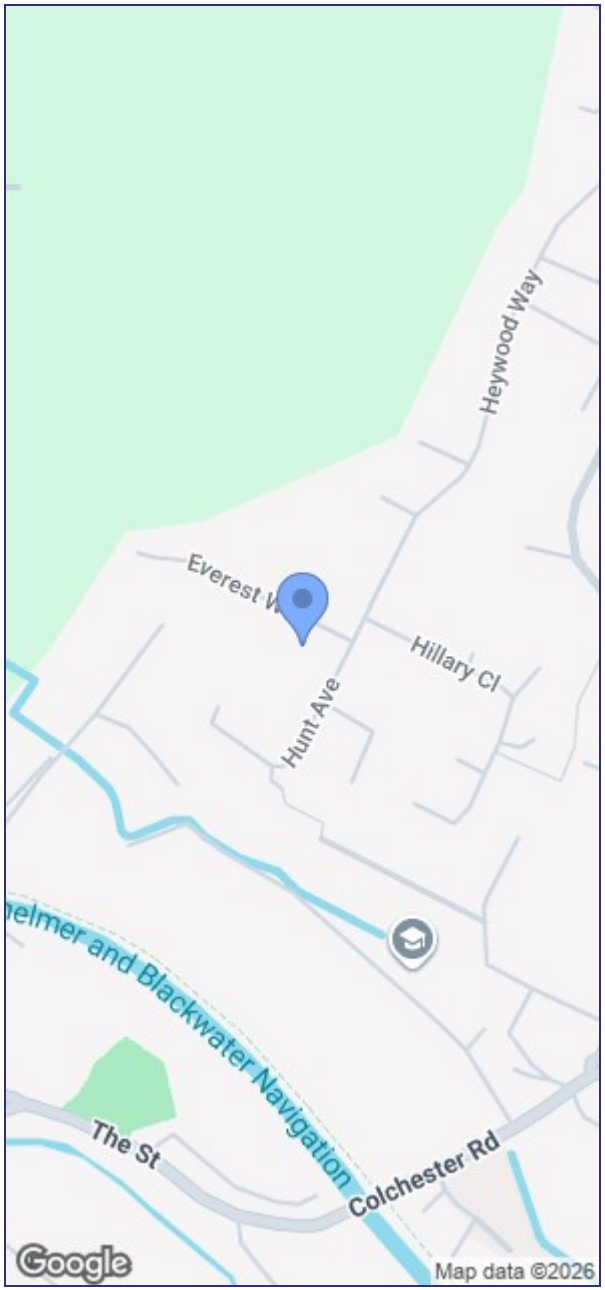

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