



50 Doubleday Drive, Heybridge , CM9 4TL
Price £280,000

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

This TWO DOUBLE BEDROOM house is situated within the ever popular BLACKWATER PARK development. The property features first floor bathroom as well as a en suite, kitchen/diner which goes directly onto the rear garden. There is also two parking spaces situated to the front of the property.

Entrance
Main entrance door, radiator, stairs to first floor.

Lounge 14'9 x 10'5 (4.50m x 3.18m)
Double glazed window, radiator.

Kitchen/Diner 13'5 x 8'8 (4.09m x 2.64m)
Range of wall and base units, work top surfaces with work top mounted sink and drainer, space for domestic appliances. Wall mounted boiler, built in understairs storage cupboard, double glazed window, patio sliding door leading out to the garden.

First Floor
Loft access

Bedroom One 11'5 x 10'4 (3.48m x 3.15m)
Double glazed window, built in wardrobe, radiator, door to;

En Suite
Shower cubicle with wall mounted shower unit, low level wc, wash basin, double glazed window.

Bedroom Two 9'10 x 7'1 (3.00m x 2.16m)
Double glazed window, built in wardrobe, radiator.

Bathroom
Bath with shower attachment, low level wc, wash basin, heated towel radiator

Outside
Two parking spaces.

Garden
Low maintenance garden

Property Information
Tenure: Freehold
Council Tax Band: C
EPC Rating: C

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:

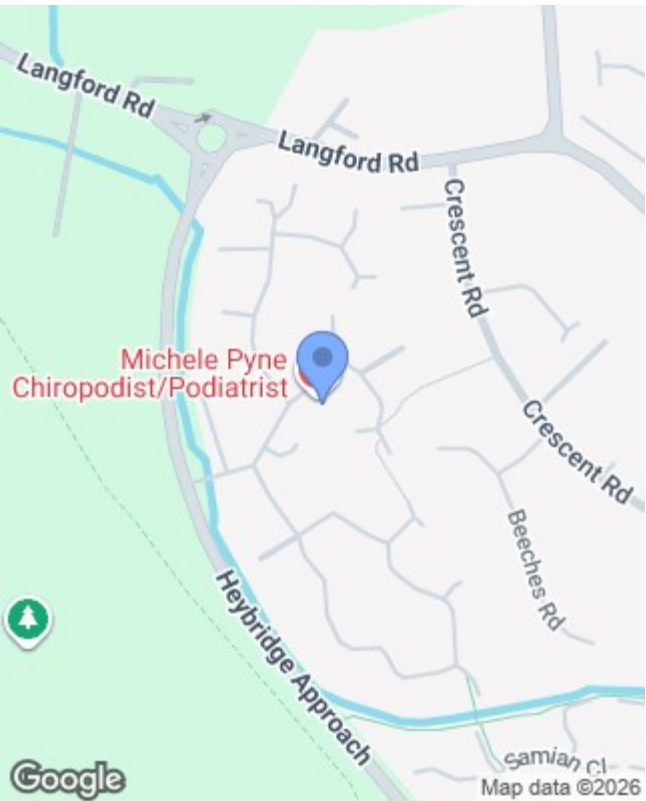
Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance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

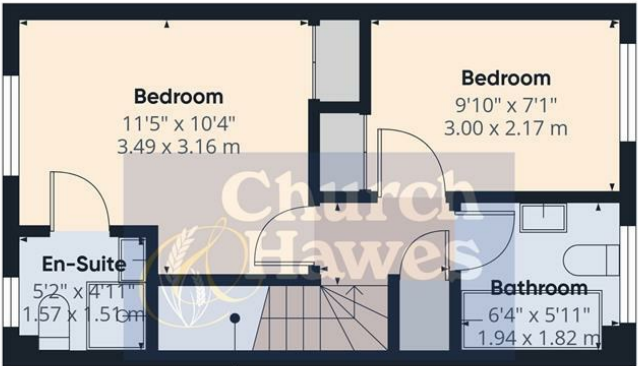
Move with us AML criteria
Move with Us, are the ultimate appointed selling agent for this property. It is required to conduct ID/AML and source of funds checks for the properties they sell. Buyers will be required to pay a charge of £49 (plus VAT) to cover the increasing costs of this.

Please be aware that, should their offer be accepted, this charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued.



Hallway
5'1" x 3'0"
1.56 x 0.92 m

Floor 0



Landing
5'4" x 3'4"
1.64 x 1.03 m

Floor 1

Approximate total area¹⁾
596 ft²
55.5 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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