



8 Southey Close, Heybridge, CM9 4YW

Offers in excess of £300,000

Nestled in the tranquil cul-de-sac of Southey Close, Heybridge, this charming two-bedroom semi detached bungalow is OFFERED FOR SALE WITH NO ONWARD CHAIN!

One of the standout features of this property is the impressive approx 50' depth rear garden, which presents a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy outdoor living in a peaceful setting.

Additionally, the property benefits from DRIVEWAY PROVIDING OFF ROAD PARKING & GARAGE!

This home could appeal to first-time buyers, downsizers, or anyone looking for a serene lifestyle in a friendly neighbourhood. Don't miss the chance to view this lovely bungalow in Heybridge, where comfort meets convenience.

Energy Efficiency Rating D. Council Tax Band C.



Hallway

Entrance door, airing cupboard with wall mounted boiler, access to loft space, door to:

Living Room 15'9 x 10'6 (4.80m x 3.20m)

Double glazed window to front, radiator, feature fireplace.

Kitchen 7'10 x 5'1 (2.39m x 1.55m)

Double glazed window to front, storage cupboard, sink unit with mixer tap set into worksurfaces, space for oven, space for washing machine, base and wall mounted units, tiled splashbacks.

Inner Hallway

Doors to:

Bedroom 13'2 x 8'9 (4.01m x 2.67m)

Double glazed window to rear, radiator.

Bedroom 9'4 x 6'10 (2.84m x 2.08m)

Door to rear to Conservatory, radiator, coved to ceiling.

Conservatory 11'9 x 6'7 (3.58m x 2.01m)

French doors to garden

Rear Garden approx 50' depth (approx 15.24m depth)

Commencing with patio area, personal door to garage, fenced to boundaries, laid to lawn with flower and shrub beds.

Garage

Up and over door, power and light connected.

Driveway

Providing off road parking for one car.

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.

