

CURTIS O'BOYLE

Sales & Lettings

Glebe Road, Heybridge, Maldon

CM9 4AR



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£185,000

Offered with no onward chain, this first floor maisonette is situated in the popular area of Heybridge, Maldon, conveniently located for Bentsalls Shopping Centre and local amenities. The property benefits from its own private entrance, enclosed garden, driveway providing off-road parking for one car and a useful outside store.

Accommodation comprises an entrance lobby, double bedroom, lounge, fitted kitchen and bathroom with white suite. Further benefits include gas central heating, double glazing and useful storage cupboards on the landing.

ENTRANCE LOBBY Double glazed entrance door, double glazed window to side aspect, textured ceiling, stairs to first floor.

LANDING Double glazed window to side aspect, two built in cupboards, textured ceiling, loft access.

KITCHEN 8' 5" x 8' 1" (2.57m x 2.46m) Double glazed window to front aspect, cupboard housing gas boiler, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, built in electric oven and four ring hob with hood above, space for washing machine, tiled splashbacks.

LOUNGE 11' 5" x 10' 2" (3.48m x 3.1m) Double glazed window to rear aspect, radiator, textured ceiling.

BEDROOM 13' 3" x 9' 11" (4.04m x 3.02m) Double glazed window to front aspect, radiator, textured ceiling

BATHROOM 7' 4" x 5' 9" (2.24m x 1.75m) Double glazed window to rear aspect, radiator, smooth ceiling, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, tiled walls. extractor fan.

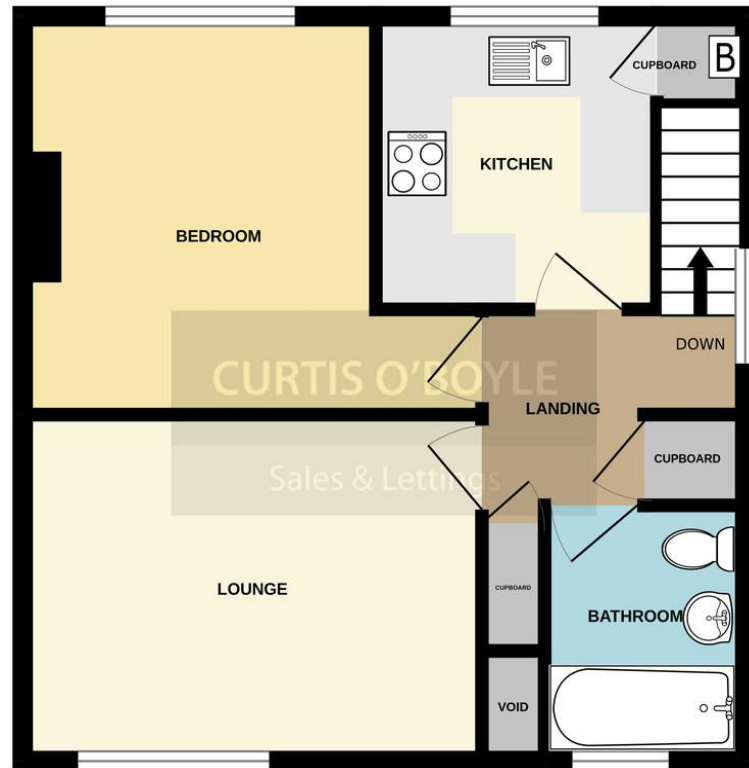
OUTSIDE Driveway to front for one car, side gate to enclosed garden laid to lawn. Outside store.

TENURE We have been informed that the current owner bought a share of the freehold along with the owner occupier below and split the buildings insurance premiums at about £95 per annum each.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

FIRST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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