



Connells

Wagtail Drive
Heybridge Maldon



Property Description

Connells are delighted to bring this well-presented mid-terraced house to the market that is situated on the popular Saltings development in Heybridge. The property comprises of a sizeable reception room, a modern fitted kitchen, two well-proportioned bedrooms with fitted wardrobes and a modern shower room suite. Benefits include an additional conservatory room, a west-facing landscaped rear garden and allocated parking to the rear of the property.

Ideal for first time buyers or investors, the property is within walking distance numerous local shops and amenities as well as being within catchments of sought after Heybridge Primary School.

For more information or to arrange a viewing, please contact Connells today.

Entrance Hall

Covered porch area leading to front door, stairs to first floor landing,

Kitchen

10' 10" x 5' 9" (3.30m x 1.75m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer.

Living Room

13' 8" x 11' 9" (4.17m x 3.58m)

Patio doors to rear aspect, television point, telephone point, radiator.

Conservatory

10' 9" x 5' 6" (3.28m x 1.68m)

Windows to side and rear aspect, patio doors to rear garden.

First Floor Landing

Stairs from entrance hall.

Bedroom One

9' 9" x 8' 11" + Wardrobe (2.97m x 2.72m + Wardrobe)

Window to rear aspect, fitted wardrobes, radiator.

Bedroom Two

9' 1" MAX x 9' 7" + Wardrobe (2.77m MAX x 2.92m + Wardrobe)

Window to front aspect, fitted wardrobe, airing cupboard, radiator.

Shower Room

Walk in shower cubicle, WC, wash hand basin, heated hand towel rail.

Outside

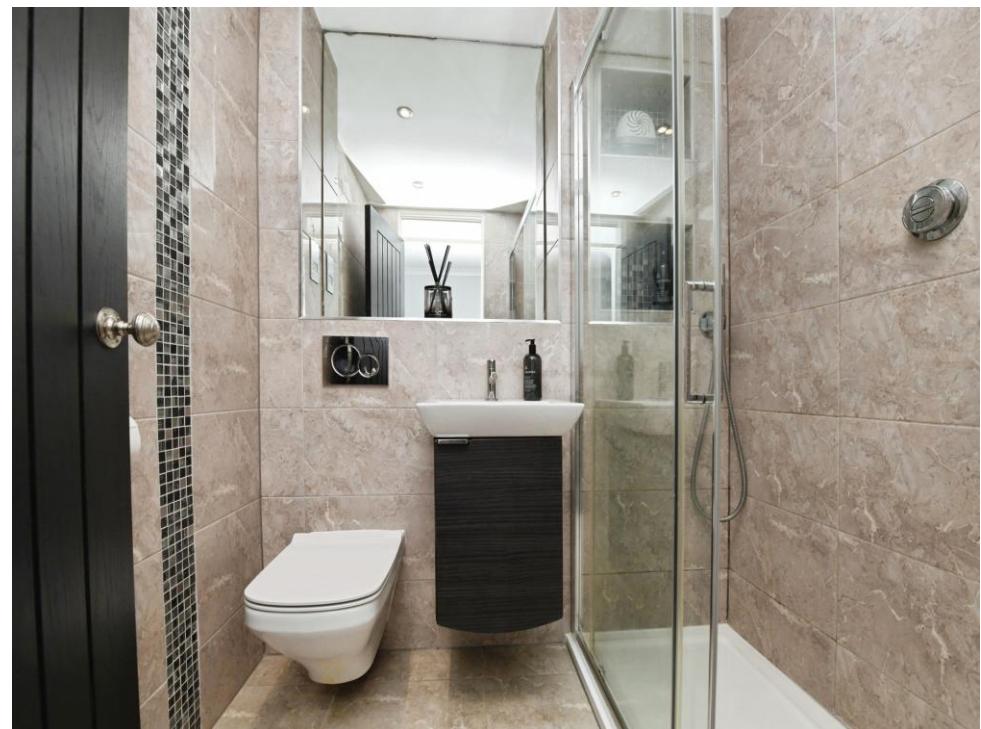
Rear Garden

Fence enclosed, laid lawn, decking area with inset lighting, covered seating area, rear access to parking.

Parking

Allocated parking within communal parking area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314417



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF314417 - 0007