



Church
Heywood Way, Heybridge, CM9 4BJ
£285,000

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

Looking for a project to make your own? This three-bedroom end-of-terrace house could be the ideal opportunity.

The property is offered for sale with no onward chain and provides well-proportioned accommodation comprising a lounge/diner, kitchen, three bedrooms and a first-floor shower room.

Externally, the property benefits from a driveway, rear garden and garage/workshop, offering useful additional space and excellent potential for those looking to modernise and add their own personal touch.

A property with plenty of potential — early viewing is highly recommended.
Energy Efficiency Rating D.



Entrance Porch

Double glazed door with double glazed picture windows, main entrance through to the main residence.

Entrance Hall

Radiator, under stairs storage cupboard, stairs leading to the first floor.

Lounge/Diner 23'7 x 11'10 (7.19m x 3.61m)

Double glazed window, radiators, feature fire with surround, double glazed sliding patio doors leading out to the garden.

Kitchen 9'3 x 9' (2.82m x 2.74m)

Range of wall and base units, work top surfaces, 1 & 1/2 bowl stainless steel sink with drainer, work top mounted gas hob with integrated oven. Space for further domestic appliances, double glazed window and side door.

First Floor

Landing window, airing cupboard, loft access.

Bedroom One 11' x 9'9 (3.35m x 2.97m)

Fitted storage, radiator, double glazed window.

Bedroom Two 13'7 x 9'4 (4.14m x 2.84m)

Double glazed window, radiator.

Bedroom Three 7'7 x 7' (2.31m x 2.13m)

Fitted wardrobes, double glazed window, radiator.

Shower Room

Shower cubicle with wall mounted shower unit, wash basin, low level wc. Double glazed window, radiator.

Outside

Garden

Mainly laid to lawn with border trees, access to the garage/work shop and to the front of the property.

Driveway

Off road parking is provided via the properties driveway.

Property Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

The sale of this property is subject to grant of probate.

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.

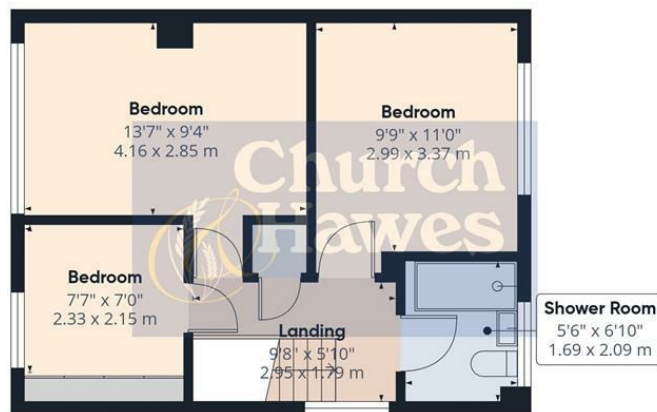




Church
Hawes



Floor 0



Floor 1

Approximate total area⁽¹⁾

832 ft²
77.3 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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