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Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



75 Hunt Avenue, Heybridge, CM9 4TZ

Guide price £340,000

Welcome to this three bedroom house, ideally situated in Heybridge. This well-appointed property offers a fantastic opportunity for families or those seeking a comfortable home. The ground floor features a welcoming Entrance Hall, a convenient Ground Floor Cloakroom, and a spacious Living Room, perfect for relaxation and entertaining. The heart of the home is undoubtedly the Kitchen/Diner, providing a versatile space for cooking and dining, with direct access to the Rear Garden.

Ascending to the first floor, you will find Three generously sized Bedrooms, offering ample space for family members or guests. A well-maintained Bathroom serves these bedrooms, complemented by the added convenience of a Separate First Floor W.C. The property benefits from ample Driveway Parking, ensuring ease for multiple vehicles. The Rear Garden provides a private outdoor space, ideal for dining, gardening, or simply enjoying the fresh air. This home is well presented throughout.

Heybridge offers excellent local amenities, including shops, schools, and recreational facilities, all within easy reach. Viewing is essential to fully appreciate the lifestyle this delightful home and its location have to offer. Energy Efficiency Rating C. Council Tax: C.







Bedroom 12'1 x 9'5 (3.68m x 2.87m)
Double glazed window to rearm radiator, fitted double wardrobe.

Bedroom 11'8 x 9'6 (3.56m x 2.90m)
Double glazed window to front, radiator.

Bedroom 9'7 x 8'7 (2.92m x 2.62m)
Double glazed window to front, radiator.

First Floor w.c.
Obscure double glazed window to front, w.c., wash hand basin with mixer tap and vanity unit, tiled to walls and floor.

Bathroom 6'1 x 5'9 (1.85m x 1.75m)
Obscure double glazed window to rear, heated towel rail, suite comprising p-shaped bath with mixer tap, shower above, wash hand basin with mixer tap and drawer unit below. one wall lined iwth aqua board, tiled floor.

Landing
Two storage cupboards, access to loft, stairs down to:

Entrance Hall
Obscure double glazed door to side, radiator, under stairs space suitable for a desk or storage, doors to further accommodation including:

Cloakroom
Obscure double glazed window to front, w.c., wash hand basin with mixer tap vanity unit, tiled to walls and floor.

Kitchen/Diner 15'4 x 9'5 (4.67m x 2.87m)
Double glazed window to front, double glazed double doors to side, range of matching kitchen units, integrated fridge/freezer, oven and microwave, space and plumbing for washing machine, sink/drainer unit set into work surface with mixer tap, four ring electric hob with extractor fan, wood effect flooring,

Living Room 15'5 x 10'7 (4.70m x 3.23m)
Double glazed window ro rear, double glazed double doors to rear, radiator.

Rear Garden
Blocked paved patio area, timber shed, mainly laid to lawn, fenced to boundaries, outside tap, side area of garden with further paved patio and timber shed, oustide power points.

Frontage
Block paved driveway extending to front and side also providing access to entrance door.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

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.









