



Church

Partridge Grove, Heybridge, CM9 4FD  
Offers in excess of £325,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

## Modern Two Bedroom Home in Heybridge with EV Charger & Driveway.

Welcome to this modern two bedroom semi-detached home, ideally situated in the convenient and sought after location of Heybridge, Essex. This property offers a superb blend of contemporary living and practical features, perfect for a variety of buyers whether it's your first purchase, investment or an opportunity to downsize.

Upon entering, you are greeted by a well-presented interior that flows seamlessly. The ground floor features a convenient Cloakroom with access through the Entrance Hall leading into a comfortable Living Room, an ideal space for Dining, relaxing and entertaining. This is semi open plan to the Kitchen which is well appointed with fitted appliances, ensuring a functional and stylish culinary experience. Double Glazed windows throughout and solar panels contribute to the property's excellent EPC rating of B, highlighting its energy efficiency.

Upstairs, the property boasts two generously sized bedrooms. The larger bedroom benefits from a private En-Suite, offering a touch of luxury and convenience. A separate Family Bathroom serves the second bedroom and guests, ensuring ample facilities for all. The thoughtful layout provides comfortable and private spaces for residents.

Externally, the property features a pleasant Rear Garden, for leisure and enjoyment. Another significant advantage is the Driveway Parking, complete with an EV Charger, catering to modern needs and future-proofing your home. The convenient location of this property offers excellent proximity to local amenities, schools, and transport links, making daily life effortless. EPC: B, Council Tax: C.



**Bedroom 12'7 x 9'0 (3.84m x 2.74m)**

Double glazed window to front, radiator, storage cupboard door to:

**En-Suite 5'11 x 4'4 (1.80m x 1.32m)**

Obscure double glazed window to front, heated towel rail, tiled shower, wash hand basin with mixer tap, w.c., part tiled to walls, wood effect flooring.

**Bedroom 13'8 x 7'4 (4.17m x 2.24m)**

Double glazed window to front, radiator, full length cupboard.

**Bathroom 6'5 x 5'6 (1.96m x 1.68m)**

Suite comprising panelled bath with shower mixer tap and screen, wash hand basin with mixer tap, w.c., heated towel rail, part tiled to walls, shaver point, extractor fan, wood effect flooring.

**Landing**

Double glazed window to side, radiator, stairs to ground floor.

**Kitchen Area 11'7 x 6'4 (3.53m x 1.93m)**

Double glazed window to front, radiator, integrated double oven, four ring gas hob with extractor, integrated fridge/freezer, integrated dishwasher, stainless steel sink drainer unit with mixer tap, range of matching units, wood effect flooring, semi open plan to:

**Living Room 15'1 x 13'9 (4.60m x 4.19m)**

Doubled glazed windows to rear, double glazed double doors to rear overlooking the garden, under stairs storage cupboard, further single storage cupboard, television point, radiator, wood effect flooring.

**Entrance Hall 5' x 3'5 (1.52m x 1.04m)**

Entrance door to front, radiator, wood effect flooring, door to:

**Cloakroom 4'6 x 3'2 (1.37m x 0.97m)**

Obscure double glazed window to front, pedestal wash hand basin with mixer tap with tiled splash back, low level w.c., wood effect flooring.

**Rear Garden**

Commences with paved patio area, outside tap, timber shed, remainder mainly laid to lawn, gate to:

**Frontage**

Paved pathway leading to entrance door, driveway parking for several vehicles.

**Useful information**

Current service charge: £427.36 per year

Council Tax: C

Solar information:

Panel Type: PV

FIT Tariff: No current tariff

System Type: 1.01kWp

Solar Panel Warranty until 2034

NHBC Build Warranty

**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:** Intending purchasers will be asked to produce 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 compliance and satisfy customer due diligence.

**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.



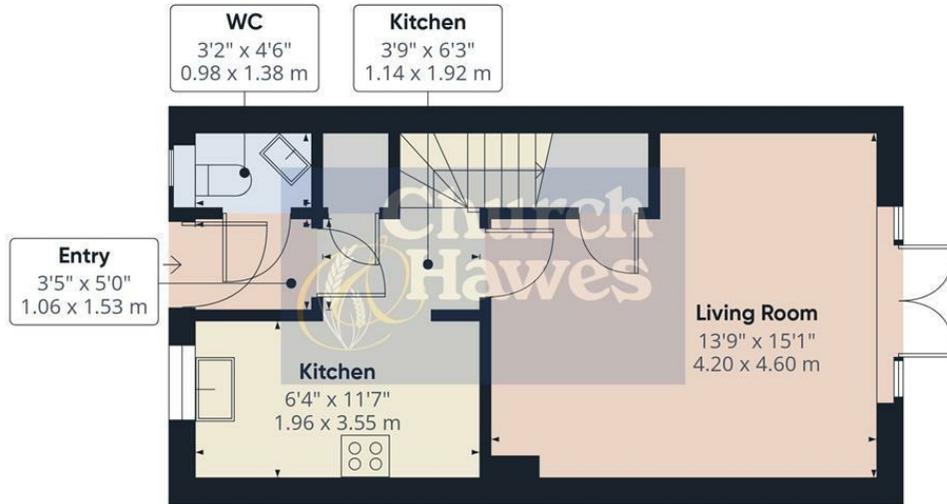
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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
677 ft<sup>2</sup>  
62.9 m<sup>2</sup>

(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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