



Church

16 Ramsey Close, Heybridge , CM9 4YZ  
Price £375,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

An exceptional opportunity awaits with this well proportioned, three-bedroom link detached home, ideally situated within the sought after Ramsey Close in Maldon. In need of some modernisation and Offered with No Onward Chain, this property promises a smooth and efficient sales process, aligning perfectly with our commitment to delivering the best price in an efficient timeframe.

With warm air heating, The Ground Floor the property offers a Living Room overlooking the Garden, leading seamlessly into a spacious Kitchen/Dining Room, perfect for family meals and entertaining. The addition of a bright Conservatory provides an excellent extra reception space, offering views over the Generous Rear Garden. Upstairs, the property boasts Three Bedrooms and a well appointed Bathroom, catering to the needs of a growing family. The home benefits from Ample Driveway Parking and a Garage, providing practical solutions for modern living.

Ramsey Close offers a convenient location, providing easy access to local amenities, reputable schools, and transport links, making daily life effortless. Maldon's vibrant town centre, with its array of shops, restaurants, and leisure facilities, is just a short drive away. This property, with its EPC rating of D and Council Tax band D, represents a fantastic chance to acquire a home in a desirable area. Viewing is essential to fully appreciate the lifestyle on offer.





#### **Bedroom 11'9 x 10'2 (3.58m x 3.10m)**

Double glazed window to rear, warm air vent, open fronted fitted storage, coved to ceiling.

#### **Bedroom 11'3 x 8'8 (3.43m x 2.64m)**

Double glazed window to rear, warm air vent, coved to ceiling, (some loose floorboards may need replacing).

#### **Bedroom 8'5 x 8'0 (2.57m x 2.44m)**

Double glazed window to front, coved to ceiling, access to loft.

#### **Bathroom 6'5 x 5'5 (1.96m x 1.65m)**

Obscure double glazed window to front, panelled bath with electric shower above, low level w.c., pedestal wash hand basin, tiled to walls.

#### **Landing**

Double glazed window to front, access to loft, warm air vent, access to airing cupboard, stairs down to:

#### **Entrance Hall**

Wood effect flooring, under stairs storage space, warm air vents, telephone point, coved to ceiling doors to further accommodation including:

#### **Entrance Porch 6'6 x 2'6 (1.83m/1.83m x 0.76m)**

Obscure double glazed windows to front and side, obscure double glazed door to front, tiled floor.

#### **Living Room 13'9 x 10'6 (4.19m x 3.20m)**

Double glazed window to rear, wood effect flooring, television point, warm air vents, coved to ceiling, panel glazed door to:

#### **Kitchen/Dining 17'0 x 9'4 (5.18m x 2.84m)**

Obscure double glazed window to front, warm air boiler with vent, wood effect flooring, range of eye and base level kitchen units, space and plumbing

for washing machine and dishwasher, space for cooker, extractor above, 1 1/2 bowl stainless steel sink drainer unit set into work surface, part tiled to walls, glazed sliding doors to:

#### **Conservatory 11'11 x 7'11 (3.63m x 2.41m)**

Double glazed windows to side and rear, double glazed sliding door to rear, tiled floor.

#### **Rear Garden**

Mainly laid to lawn with path leading to side gate and personal door into garage, fenced to boundaries.

#### **Frontage**

Driveway parking for several vehicles with lawned area to one side, access to entrance, side gate and:

#### **Garage 16'5 x 8'0 (5.00m x 2.44m)**

Timber double opening doors to front, door to rear garden, power and light connected.

#### **Agents Note, Money Laundering & Referrals**

NB. Square footage is including garage on this property.

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.

