



The Roothings, Heybridge
CM9 4NA

CURTIS O'BOYLE

Sales & Lettings



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£249,950

Occupying a tucked-away position within a unique private turning in the heart of Heybridge, this charming terraced cottage enjoys a particularly convenient location just moments from local shops, everyday amenities and the picturesque Chelmer & Blackwater Canal, offering delightful waterside walks and a peaceful setting

Offered for sale with no onward chain, the property provides accommodation including a comfortable lounge, a fitted kitchen and a ground floor shower room, while the first floor offers two bedrooms.

Outside, the cottage benefits from a staggered garden arrangement, located separately from the property as shown on the title plan, providing an attractive outdoor space with scope for personal enjoyment.

LOUNGE 10' 11" x 10' 10" (3.33m x 3.3m) Double glazed window to front aspect, smooth ceiling, radiator, storage recess, double glazed entrance door.

KITCHEN 12' 1" 8" (3.68m x 0.2m) Window to rear overlooking utility room, radiator, smooth ceiling, sink unit with mixer tap, cooker with hood above.

REAR LOBBY Doors to utility and shower room.

SHOWER ROOM Window to side aspect, radiator, shower cubicle, wash hand basin, close coupled WC.

UTILITY ROOM 7' 7" x 5' 1" (2.31m x 1.55m) Double glazed door to rear aspect, radiator, plumbing for washing machine.

FIRST FLOOR LANDING Loft access.

BEDROOM ONE 11' x 10' 11" (3.35m x 3.33m) Double glazed window to front aspect, radiator, smooth ceiling.

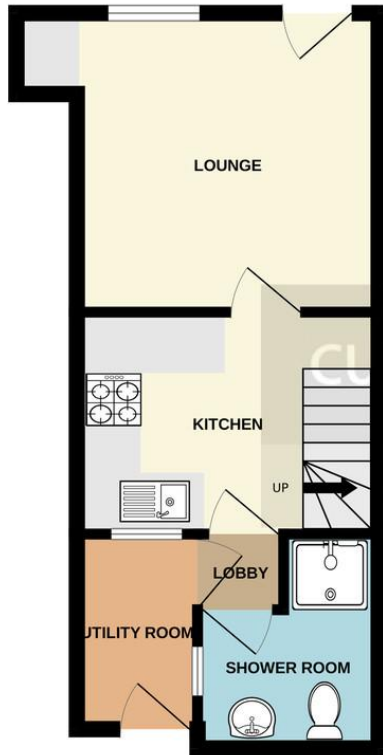
BEDROOM TWO 9' 2" x 8' (2.79m x 2.44m) Double glazed window to rear aspect, radiator, smooth ceiling, fitted wardrobes, cupboard housing gas boiler.

OUTSIDE The property benefits from a garden situated off to the right of the cottage as you step out the front door (see plan). To the rear of the property, there is space suitable for parking a vehicle, together with the additional advantage of a communal parking area located at the entrance to the lane.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
292 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
211 sq.ft. (19.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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