



dm^g
DAVID MARTIN
GROUP

Hillary Close

Heybridge, Maldon, CM9 4UB

Guide Price £290,000 - £300,000

EPC Rating 'C'

- Three Bedroom Terraced House
- Kitchen/dining Room
- Ground Floor Cloakroom
- Ideal First Time Purchase





Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented three-bedroom terraced house situated in the popular Heybridge area with its schools, shops, local amenities and picturesque estuary walks. The accommodation comprises an entrance porch, entrance hall, spacious lounge with sliding patio doors opening onto the rear garden, kitchen/dining room and ground-floor cloakroom. To the first floor there are three bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens together with communal parking to the rear. An ideal first-time purchase or investment opportunity, and early viewing is highly recommended.





ENTRANCE PORCH

Entrance to the property is made via a part glazed entrance door to front aspect to entrance porch, window to front aspect, part glazed door to entrance hall:

ENTRANCE HALL

Stairs rising to first floor landing, radiator, storage cupboard, door to:

LOUNGE

17' 6" x 10' 5" (5.33m x 3.18m) Sliding patio door to rear aspect, radiator.



KITCHEN/DINING ROOM

15' 6" x 10' 5" (4.72m x 3.18m) The kitchen is comprehensively fitted with a range of units comprising of a one and a half sink with drainer and mixer tap unit inset to worksurface with drawers and cupboards under, splash tiling, matching range of eye level wall mounted units, four ring gas hob with extractor over, electric oven, plumbing and space for dishwasher, washing machine and fridge/freezer, space for dining table, tiled floor, radiator, window to front aspect.

CLOAKROOM

Window to front aspect, wall mounted wash hand basin, low flush WC.



LANDING

Access to loft space, door to:

BEDROOM ONE

13' 6" x 8' 6" (4.11m x 2.59m) Window to rear aspect, radiator.

BEDROOM TWO

12' 6" x 8' 10" (3.81m x 2.69m) Window to rear aspect, radiator, fitted wardrobes.

BEDROOM THREE

8' 10" x 8' 6" (2.69m x 2.59m) Window to rear aspect, radiator.





FAMILY BATHROOM

White suite comprising of low flush WC, pedestal wash hand basin, panel enclosed bath with shower over, part tiled walls, window to front aspect, storage cupboard housing gas fired combi boiler, radiator.

OUTSIDE

Garden to front with flower beds.

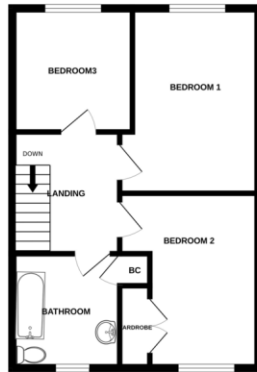
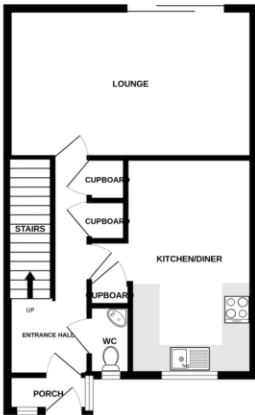
REAR GARDEN

Enclosed by panel fencing, the garden is laid to lawn with paved patio to the rear of the property, storage shed, pedestrian access to rear to communal parking.



GROUND FLOOR
450 sq ft. (44.0 sq.m.) approx.

1ST FLOOR
456 sq ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq ft. (87.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of plots, boundaries, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or use. See also section 10.1.1.1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin
 35a Church Road
 Tiptree
 Colchester
 Essex

www.dmgtiptree.co.uk
 %office_emailAddress%
 01621 815815

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements