



Church

Curlew Close, Heybridge, Essex CM9 4YB
Price £240,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN! Tucked away within this popular turning is this well presented one bedroom home. Internally the property features improvements to include the addition of an IMPRESSIVE CONSERVATORY TO THE REAR OVERLOOKING THE LOW MAINTENANCE REAR GARDEN. To the first floor in addition to the master bedroom the property boasts bathroom plus a useful study/dressing room or nursery whilst to the ground floor there is a lounge plus separate kitchen. Externally PARKING IS PROVIDED via a residents car park. Energy Efficiency Rating D. Council Tax Band B.



Bedroom 11'11 max x 8'6 (3.63m max x 2.59m)

Double glazed window to rear, radiator, over stairs recess providing storage space with fitted shelving and hanging space.

Study/Dressing Room/Nursery 5'10 x 5'8 (1.78m x 1.73m)

Velux window, radiator.

Bathroom 6'3 x 5'8 (1.91m x 1.73m)

Obscure double glazed window to rear, bathroom suite comprising of low level w.c, wash hand basin with mixer tap and wall mounted shower unit, tiled to bath area.

Landing

Stairs leading down to ground floor.

Entrance

Entrance door, through to:

Lounge 11'11 x 11'10 (3.63m x 3.61m)

Stairs rising to first floor, vertical radiator, wood laminate effect flooring, archway to Kitchen & doors to Conservatory.

Kitchen 11'11 x 5'7 (3.63m x 1.70m)

Double glazed window to rear, radiator, sink unit with mixer tap set into worksurfaces, space for washing machine, space for fridge/freezer, built in oven, four ring hob & extractor hood, fitted base and wall mounted units, space for tumble dryer, wood laminate effect flooring.

Conservatory 15'1 x 7'5 (4.60m x 2.26m)

French doors to rear to garden, wood laminate effect flooring with under floor heating, radiator.

Rear Garden

Side access gate, storage shed, patio area, fenced to boundaries, artificial lawn.

Parking

Allocated parking is provided via a residents car park.

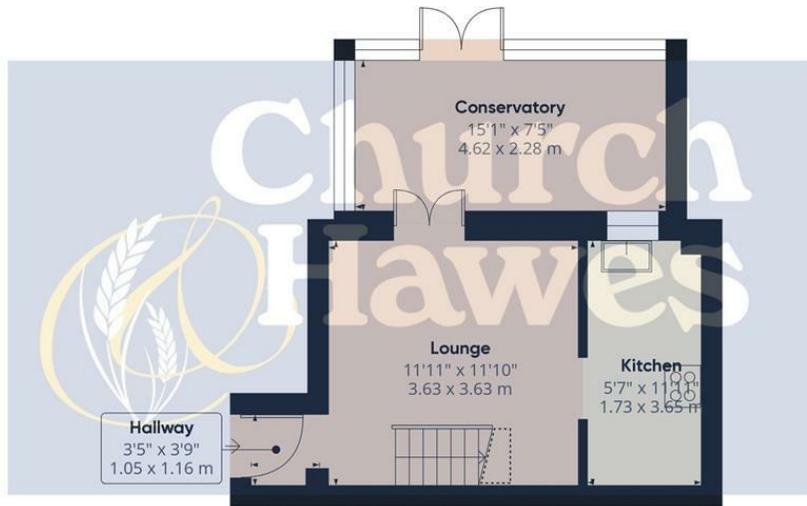
Agents Note

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 him/herself 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.







Floor 0



Floor 1

Approximate total area⁰

528.99 ft²
49.14 m²

Reduced headroom

12.45 ft²
1.16 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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