



Hall Road, Heybridge, Essex CM9 4QF
Price £335,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

ATTRACTIVE TWO BEDROOM END OF TERRACE HOME situated within this popular turning with an ADJACENT GARAGE AND DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING! Internally accommodation comprises of en-suite facilities serving the principal bedroom plus family bathroom. To the ground floor the property boasts an IMPRESSIVE RE-FITTED KITCHEN plus lounge with adjoining conservatory overlooking the LOW MAINTENANCE REAR GARDEN. The property is situated within easy reach of riverside walks and must be seen internally. Energy Efficiency Rating D. Council Tax Band C.

Bedroom 1

11'4 x 8'3 (3.45m x 2.51m)

Window to front, radiator, coved to ceiling, built in wardrobe.

En-Suite

Obscure glazed window to side, radiator, low level w.c, bowl wash hand basin with mixer tap, coved to ceiling, inset lighting to ceiling, tiled shower cubicle with wall mounted shower unit.

Bedroom 2

10'11 x 7'1 (3.33m x 2.16m)

Window to rear, radiator, coved to ceiling, access to loft space.

Bathroom

Obscure glazed window to rear, radiator, bathroom suite comprising of low level w.c, wash hand basin, panelled bath with mixer tap and shower attachment, tiled floor, coved to ceiling, inset lighting to ceiling.

Landing

Window to side, radiator, airing cupboard, stairs leading down to:

Entrance Hall

Entrance door, radiator, tiled floor, coved to ceiling.

Re-Fitted Kitchen

8'7 x 7'8 (2.62m x 2.34m)

Window to front, space for fridge/freezer, built in Neff oven, Electrolux induction hob, extractor hood, space for washing machine, space for slimline dishwasher, sink unit with mixer tap, coved to ceiling, wall mounted boiler, tiled floor, inset lighting to ceiling.

Lounge

13'10 x 13'9 (4.22m x 4.19m)

Window to rear, two radiators, coved to ceiling, under stairs storage cupboard, tiled floor, fireplace.

Conservatory

7'8 x 7'4 (2.34m x 2.24m)

Door to side leading to garden, tiled floor.

Rear Garden

Landscaped for low maintenance. Commencing with patio area with inset artificial lawn, side access gate, fenced to boundaries, external power point, personal door to garage.

Garage

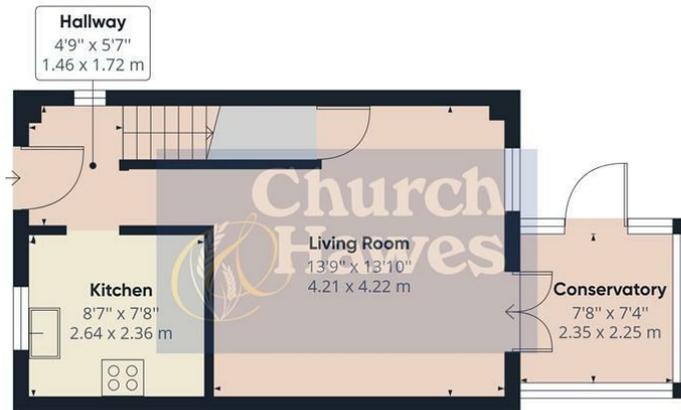
Electric roller door, power connected.

Frontage

Adjacent driveway providing off road parking for approx two/three cars.

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 area⁽¹⁾

641.36 ft²
59.58 m²

(1) Excluding balconies and terraces

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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