



Church

## 41 Heriot Way, Great Totham, CM9 8BW

Price £295,000

FOR SALE WITH NO ONWARD CHAIN! LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF GREAT TOTHAM, is this two-bedroom townhouse on Heriot Way that offers a perfect blend of modern living and rural tranquillity. Spanning an impressive 706 square feet, this three-storey home is designed to maximise space and comfort. The property is accessed via the Entrance Hall with the remainder of the ground floor comprising a Cloakroom and Kitchen/Dining Room with doors to the Garden. The First Floor of this property boasts the Living Room and the Second Bedroom with the Second Floor featuring the Main Bedroom and Bathroom. The property benefits from programmable Dimplex heaters throughout.

Externally the property benefits from a private low maintenance Garden and allocated Parking Space, perfect for enjoying the fresh air or hosting summer barbecues. Whether you are a first-time buyer, buy to let investor or looking to downsize, this property presents an excellent opportunity to embrace comfortable living in a sought-after location. Council Tax: C, EPC: E



## **Bedroom 14'7 x 9'1 (4.45m x 2.77m)**

Velux window to ceiling, further window, electric heater, eaves storage, space for wardrobe.

## **Landing**

Velux window to ceiling, cupboard housing immersion heater, stairs to first floor and door to:

## **Bathroom 6'6 x 5'9 (1.98m x 1.75m)**

Velux window to ceiling, heated towel rail, wash hand basin with mixer tap and vanity unit, low level w.c., panelled bath with mixer tap and shower above, tiled splash backs and shower screen.

## **Landing**

Access to Bedroom and Living Room, stairs to second floor and ground floor.

## **Bedroom 9'10 x 7'2 (3.00m x 2.18m)**

Double glazed window, electric heater, wood effect flooring.

## **Living Room 16'0 x 9'5 (4.88m x 2.87m)**

Two double glazed windows, electric heater, television point, coved to ceiling.

## **Entrance Hall**

Entrance door, electric heater, storage cupboard, door to Kitchen/Dining Room and:

## **Cloakroom 6'7 x 3'9 (2.01m x 1.14m)**

Obscure double glazed window, low level w.c., wash hand basin with mixer tap.

## **Kitchen/Dining Room 16'0 x 9'5 (4.88m x 2.87m)**

Double glazed double doors, double glazed window, electric heater, space for integrated washing machine, integrated fridge/freezer, integrated microwave, low level oven with electric hob and extractor fan above, 1 1/2 bowl stainless steel sink drainer unit with mixer tap, wood effect flooring.

## **Garden**

Fences to boundaries, paved seating area, metal shed, remainder laid to artificial lawn, outside tap.

## **Parking**

Allocated Parking to rear of the garden.

## **Agents Note & Money Laundering**

Management charge £349.04 dated 12th May 2023 for 12 months.

The seller informed us there is an annual charge for maintenance of the road last invoice £349.04 pa. 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 at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

