



## 84 Lawling Avenue, Heybridge, CM9 4YD Price £180,000

FOR SALE WITH NO CHAIN WITH A PRIVATE GARDEN, this delightful one-bedroom maisonette presents an excellent opportunity for first-time buyers or those seeking a low-maintenance living space. The apartment features a welcoming Living Room. The property features a Shower Room adding convenience. One of the standout features of this property is the private garden, providing a serene outdoor space. Additionally, the property benefits from allocated parking. The property's location is particularly appealing, as it is situated close to Heybridge Primary School. Don't miss the chance to view this property and experience all it has to offer. Council Tax: A. Energy Efficiency Rating D.





#### Porch 4' x 2'10 (1.22m x 0.86m)

Window to front, door to side, door to:

#### Living Room 12'8 x 12'2 (3.86m x 3.71m)

Double glazed window to front, television point, telephone point, wood effect flooring.

#### Hallway 7'11 x 2'7 (2.41m x 0.79m)

Double cupboard housing immersion heater, wood effect flooring, doors to further accommodation including:

#### Shower Room 7'1 x 4'11 (2.16m x 1.50m)

Tiled shower cubicle, w.c., pedestal wash hand basin, tiled to walls.

#### Bedroom 12'7 x 8'5 (3.84m x 2.57m)

Double glazed window to rear, wall mounted electric convector heater, space for wardrobe.

#### Kitchen 13'2 x 5'10 (4.01m x 1.78m)

Double glazed window to rear, part double glazed door to rear, range of matching units, space for fridge/freezer, space and plumbing for washing machine, space for further under counter appliance. space for cooker with extractor, part tiled to walls.

#### Rear Garden

Commences with paved patio area with further paved area to the rear, timber storage box with double doors, mainly ladi top lawn, fenced to boundaries,

#### Frontage

Allocated parking space, access to entrance.

#### Agents Notes

We are waiting for the seller to provide a copy of the lease. Details will be updated once confirmed. We are informed that it is a peppercorn ground rent.

#### Agents Note & Money Laundering & Referrals

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 and we would ask for your co-operation in order that there is no delay in agreeing a sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

