



Mercury Place, Heybridge, Essex CM9 4PN
£375,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A very well presented and modern town house which is situated within a quiet mews on this very popular development. The property is well proportioned over three floors of accommodation! The ground floor consists of a cloakroom and a open plan kitchen/family room with French doors leading out to the garden. The first and second floor comprises of three bedrooms (one with a en suite shower room) family bathroom and a lounge (could be used as a 4th bedroom). Externally the property benefits from a garage and parking space.

Tenure: Freehold - Council Tax Band E - Energy Efficiency Rating C

Entrance Hall

Main entrance door, double glazed window, control unit for the Hive heating system, stairs to first floor.

Ground Floor WC

Low level WC, hand basin, radiator, double glazed window.

Kitchen/Family Room

26'3 x 12'4 (8.00m x 3.76m)

Range of wall and base units, work top surfaces, 1 & 1/2 bowl sink, integrated dishwasher, washing machine, fridge/freezer. Double glazed French style doors leading out to the garden, double glazed side picture windows. Storage cupboard.

First Floor

Lounge

14' x 12'6 (4.27m x 3.81m)

Feature fire with surround, double glazed windows, radiator.

Bedroom One

9'2 x 8'11 (2.79m x 2.72m)

Built in wardrobes, radiator, double glazed window. Door to:

En Suite

Shower cubicle with shower unit, low level wc, wash basin, extractor.

Second Floor

Bedroom Two

12'5 x 8'4 (3.78m x 2.54m)

Built in wardrobes, double glazed windows, radiator.

Bathroom

Panel bath with shower unit, low level wc, wash basin, radiator, extractor.

Bedroom Three

12'5 x 8'2 (3.78m x 2.49m)

Double glazed window, radiator.

Outside

Garden

Commencing with a patio sitting area, lawn area, gated rear access.

Garage and Parking

Up and over door, parking in front of garage (according to the seller the garage and parking, as you enter the development its the first on the right hand side)

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.



