



21 The Square, Heybridge , CM9 4LT
 £320,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

WATERSIDE LOCATION! Offering great views of the Canal, is this TWO BEDROOM END OF TERRACE house. The property has many fine features which include two well proportioned bedrooms, first floor bathroom as well as a ground floor cloakroom/wc, lounge/diner and a kitchen. Externally the property enjoys a south/west facing garden and allocated parking for two cars. The property has the added advantage of being on a corner plot, offers the potential new owner scope for improvement/extension (STPP).

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

Entrance Hall

Main entrance door, radiator, stairs to first floor.

Kitchen 11'6 x 7'9 (3.51m x 2.36m)

Range of wall and base units, work top surfaces, sink with drainer. Integrated gas hob and oven, space for dishwasher, washing machine. Double glazed window.

Ground Floor Cloakroom

Low level wc, hand wash basin, radiator.

Lounge/Diner 14'7 max x 14'5 max (4.45m max x 4.39m max)

'L' shaped room with double glazed windows overlooking the garden, double glazed 'French' style doors leading out to the rear garden, radiators.

First Floor

Radiator, airing cupboard, storage cupboard, loft access.

Bedroom One 14'3 x 11' (4.34m x 3.35m)

Double glazed windows, radiator, built in storage cupboard.

Bedroom Two 14'2 x 8'3 (4.32m x 2.51m)

Double glazed windows, radiator.

Bathroom

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

Outside

Garden

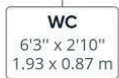
South/West facing garden with great views of the canal, raised decked area, remainder laid to lawn with a mixture of border trees and plants, gated rear access.

Parking

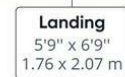
The property has the additional benefit of allocated parking for two cars.

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⁾

700.24 ft²
65.05 m²

Reduced headroom

1.57 ft²
0.15 m²

(1) Excluding balconies and terraces.

(2) 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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