

Paul Mason Associates



Broad Street Green Road, Heybridge, CM9 4BE

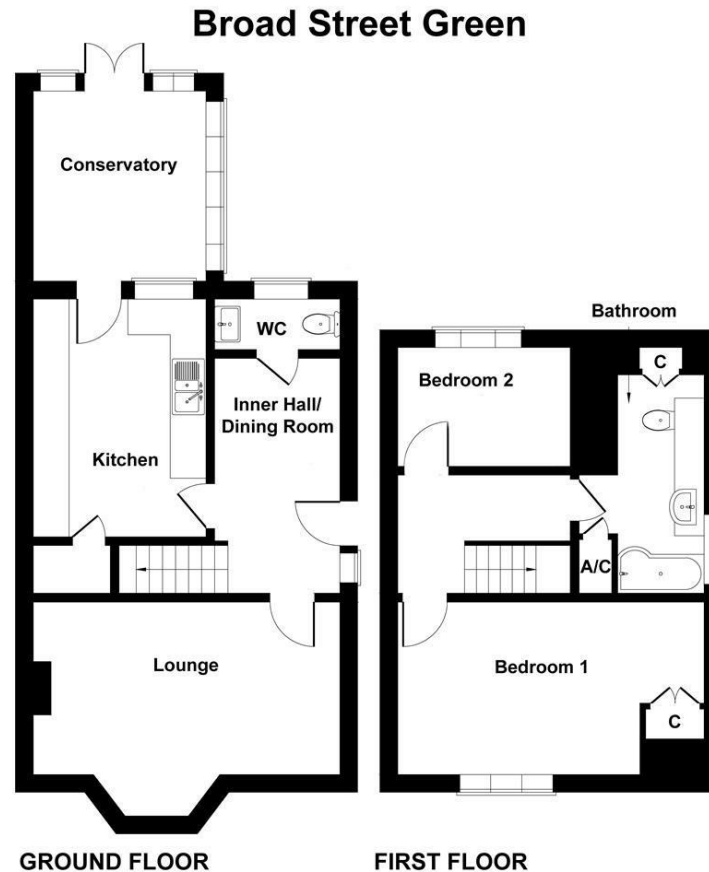
Offers in excess of £300,000

- No Onward Chain
- Two Double Bedrooms
- Large Family Bathroom
- Generous Hallway
- Ground Floor Cloakroom
- Two Reception Rooms
- Secluded Rear Garden
- Detached Single Garage
- Driveway Offering Ample Off Road Parking
- EPC - TBC

No Onward Chain....This spacious two bedroom semi-detached property is situated in the popular Heybridge area and offers convenient access to nearby supermarkets and both Bentalls and Blackwater retail parks, as well as ease of access out of Maldon via the bypass to train stations at Hatfield Peverel and Witham within 15 minutes.

The accommodation includes a landing with access to two double bedrooms and a fitted family bathroom to the first floor. On the ground floor there is a generous entrance hall, lounge, kitchen, conservatory and a cloakroom. Externally the property is set back from the road with a secluded rear garden. To the front there is a driveway providing off-road parking and access to the detached single garage. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

4 x 2.2 (13'1" x 7'2")

Lounge

5.1 x 3.5 (16'8" x 11'5")

Kitchen

3.7 x 3 (12'1" x 9'10")

Conservatory

3.4 x 3 (11'1" x 9'10")

Cloakroom

2.1 x 1 (6'10" x 3'3")

Landing

2.8 x 1.9 (9'2" x 6'2")

Bedroom One

5.2 x 2.9 (17'0" x 9'6")

Bedroom Two

3.3 x 2.2 (10'9" x 7'2")

Family Bathroom

3.4 x 2.2 (11'1" x 7'2")

Detached Garage

3.3 x 2.7 (10'9" x 8'10")

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Viewings

Strictly by appointment only
through the selling agent Paul
Mason Associates 01245
382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

