



Asking Price £100,000

TENURE : LEASEHOLD

Hayes Road, CO15

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Bonds of Essex LTD
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Situated close to town amenities and with own parking, is this well positioned two bedroom maisonette. A private side entrance door leads into the recently re-modled kitchen diner with modern look. A bright spacious lounge, filled with natural light from double glazed bay window. Two separate bedroom all serviced by a nice shower room. The property has its own parking space as well as its own private garden. Viewing is essential.

Please note the property has approx 61 year remaining on the lease. Some leanders may not allow borrowing so please bear that in mind. We believe this is reflected in the asking price.

KITCHEN/DINER 12'7" x 12'max. Double glazed side entrance door and windows, range of fitted work surfaces with drawers and cupboards under, plumbing for washing machine, inset sink unit, matching wall cabinet, part tiled walls, built in storage cupboard, radiator, **HALLWAY:** Built in cupboard under stairs housing modern electric central heating system.

LOUNGE: 13'10" x 13' Double glazed front bay window, radiator.

BEDROOM 1: 11'2" x 10'5" Double glazed side bay window, radiator.

BEDROOM 2: 12' x 5'9" Radiator, double glazed rear window and door to garden.

SHOWER ROOM: Fully enclosed shower cubicle, wash basin, low level wc, chrome heated towel rail, part tiled walls, extractor fan.

OUTSIDE: Off road parking to front for one car. Side access to entrance and raised back garden which has been paved.









SAMPLE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

EPC RATINGS TO FOLLOW

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales	EU Directive 2002/91/EC		

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