

Chestnut Avenue, Heybridge

CM9 4BA

CURTIS O'BOYLE

Sales & Lettings





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£280,000

Offered with no onward chain and benefiting from a modern air source heat pump heating system a three bedroom terraced house in need of updating.

ENTRANCE HALL Obscure double glazed entrance door and window to front aspect, textured ceiling, understairs cupboard, radiator.

LOUNGE 14' 6" x 11' 7" (4.42m x 3.53m) Double glazed window to front aspect, radiator, textured and coved ceiling, feature fireplace with gas fire.

KITCHEN/DINER 17' 10" x 8' 9" (5.44m x 2.67m) Double glazed sliding patio door to conservatory, window to rear aspect, radiator, textured and coved ceiling, fitted base and wall units, one and a quarter bowl stainless steel sink unit inset into worktops.

CONSERVATORY 12' 7" x 11' 8" (3.84m x 3.56m) Window to rear aspect, door to rear garden.

UTILITY ROOM 11' 9" x 4' 5" (3.58m x 1.35m) Window to rear aspect, space for washing machine.

FIRST FLOOR LANDING Textured ceiling, loft access.

BEDROOM ONE 13' 6" x 10' 6" (4.11m x 3.2m) Double glazed window to front aspect, radiator, textured and coved ceiling, linen cupboard.

BEDROOM TWO 9' 11" x 8' 4" (3.02m x 2.54m) Double glazed window to rear aspect.

BEDROOM THREE 9' 2" x 7' 1" (2.79m x 2.16m) Double glazed window to front aspect, textured ceiling. air source electric boiler.

BATHROOM 9' 2" x 5' 5" (2.79m x 1.65m) Two obscure double glazed windows to rear aspect, panelled bath, vanity wash hand basin, low level WC, shower cubical. radiator, tiled walls.

REAR GARDEN Laid to lawn, paved area, panelled fencing, gated rear access.

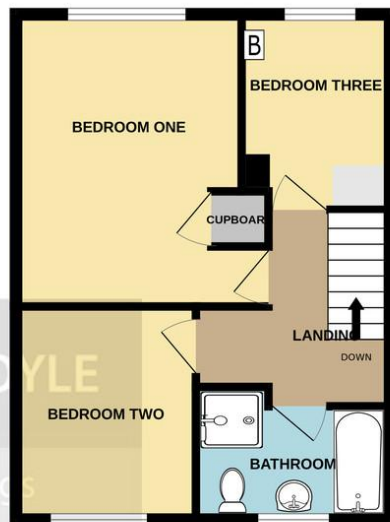


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA - 1009 sq.ft. (93.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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