



21 Elm Avenue, Heybridge , Essex CM9 4NT
O.I.R.O £300,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

Having undergone FULL REFURBISHMENT since the current seller took occupancy of this THREE BEDROOM SEMI DETACHED property. The property has had newly installed windows, doors, plastering, new boiler and heating system, plumbing and electrics, as well as a re fitted kitchen and bathroom. Other benefits include a new block paved driveway to the front of the property with the added feature of further parking and a garage at the rear of the property. Energy Efficiency Rating E.

Entrance Hall

Entrance via double glazed front door, double glazed window, radiator, under stairs storage cupboard, stairs leading to the first floor

Lounge/Diner 19'4 x 12'9 (5.89m x 3.89m)

Double glazed window to the front, double glazed french doors leading to the garden, radiators

Kitchen

Newly installed kitchen which comprises of wall and base units, work top surfaces, 1 & 1/2 bowl sink insert, integrated fridge/freezer, integrated dish washer, integrated oven and hob and space for a washing machine. Double glazed window and door leading to the garden.

First Floor

Bedroom One 12'4 x 9'7 (3.76m x 2.92m)

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'5 x 9'5 (3.48m x 2.87m)

Double glazed window, radiator.

Bedroom Three 7'5 x 6'8 (2.26m x 2.03m)

Double glazed window, radiator, storage cupboard.

Bathroom

Newly installed bathroom suite with bath and shower unit over, wc, wash basin with vanity storage, double glazed window, heated towel rail.

Outside

Garden

The rear garden is facing in a southerly direction and mainly laid to lawn with paved area as well as to the side, pathway leading to the rear access, side gate to the front, access to the garage.

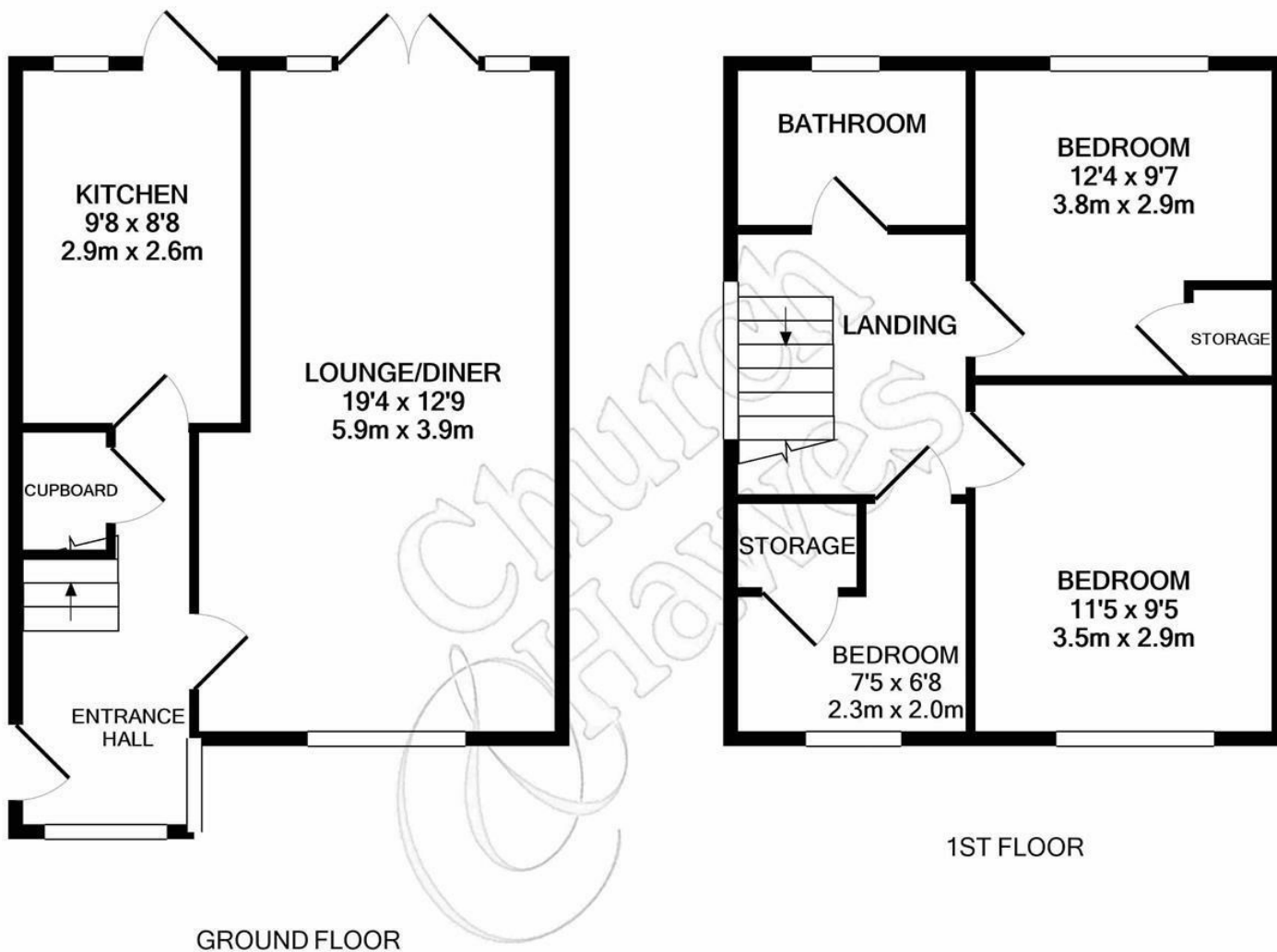
Parking and Garage

Parking is provided at two points with this property, there is a block paved driveway to the front which provides parking for 2/3 cars and there is also parking to the rear in front of the garden for one car. Single detached garage with up and over door.

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.

The EPC (Energy Performance Certificate) was done before the seller made all the improvements.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2020

