



44 The Causeway, Heybridge , Essex CM9 4LJ
£220,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Available with NO ONWARD CHAIN is this fully RE FURNISHED TWO BEDROOM property. The property has many features which include NEW HEATING, NEW KITCHEN, NEW BATHROOM, NEW CARPETS/FLOORING and has been RE DECORATED. The property also benefits from an upstairs toilet, off road parking and rear garden with gated side access. Energy Efficiency Rating D.

Lounge 11'4 x 11'0 (3.45m x 3.35m)
 Entrance door, double glazed window, radiator.

Dining Room 9'8 x 9'8 (2.95m x 2.95m)
 Under stairs storage cupboard, stairs to first floor, radiator, double glazed window, access through to the kitchen.

Kitchen 7'7 x 7'7 (2.31m x 2.31m)
 Re fitted kitchen with wall and base units, work top surfaces, sink, brand new wall mounted combi boiler, integrated hob and oven, space for further appliances, double glazed window,

Inner Lobby
 Access to bathroom and double glazed door to the garden.

Bathroom
 Brand new bathroom suite with panelled bath with fitted shower unit, wash basin with vanity storage, low level wc, dual double aspect double glazed windows, radiator.

First Floor
Bedroom One 13'6 into recess x 11'4 (4.11m into recess x 3.45m)

Bedroom Two 9'8 x 9'5 (2.95m x 2.87m)
 Double glazed window, built in over stairs storage cupboard, radiator.

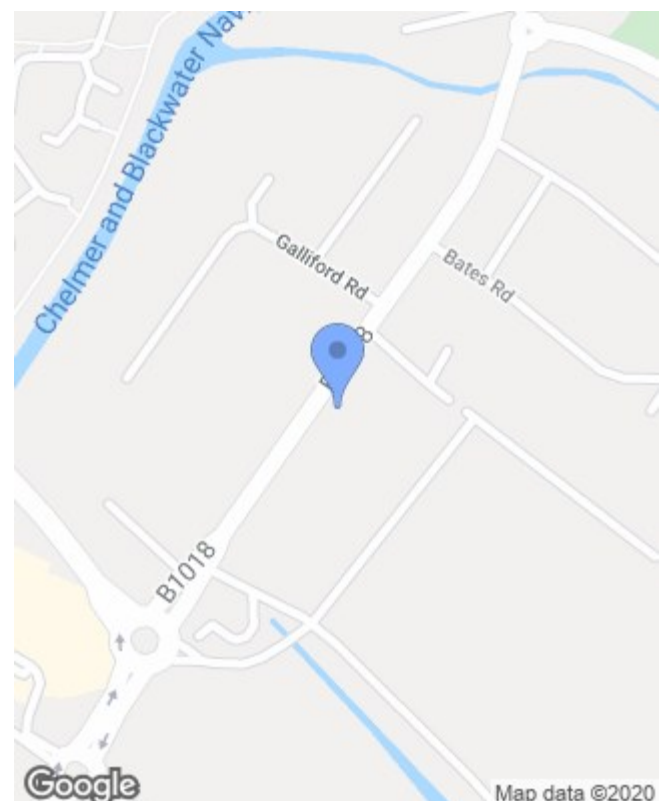
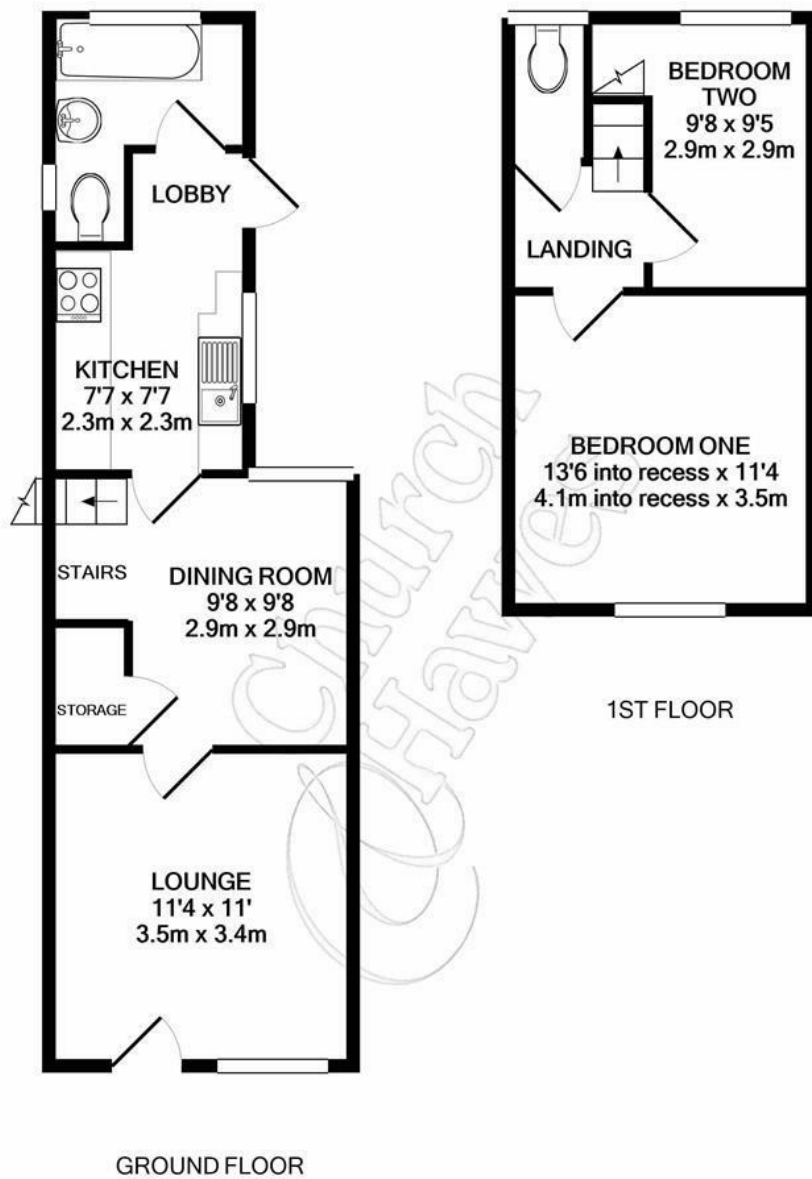
Upstairs WC
 Low level wc, hand basin, double glazed window.

Outside

Frontage
 Off road parking is offered to the front of the property.

Garden
 The rear garden benefits from facing in a southerly direction, newly installed raised decking with the remainder laid to lawn, gated side access.

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.



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
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