



79 Hillary Close, Heybridge , Essex CM9 4UB
 Price £260,000

Church & Hawes
 Estate Agents, Valuers, Letting & Management Agents

Est.1977

ENJOYING A WONDERFUL OPEN ASPECT TO THE FRONT! An opportunity has arisen to purchase this well presented THREE BEDROOM property situated within a walkway location. The property boasts a re-fitted family bathroom, impressive kitchen/dining room, ground floor cloakroom/w.c, lounge plus the addition of an adjoining conservatory to the rear overlooking the low maintenance rear garden. Energy Efficiency Rating D.

Bedroom 1 13'7 x 8'9 (4.14m x 2.67m)

Double glazed window to rear, radiator, coved to ceiling.

Bedroom 2 12'5 x 8'8 (3.78m x 2.64m)

Double glazed window to front with open aspect views, radiator, coved to ceiling, fitted wardrobe with mirror fronted sliding doors.

Bedroom 3 8'9 x 8'5 (2.67m x 2.57m)

Double glazed window to rear, radiator, coved to ceiling.

Bathroom

Obscure double glazed window to front, ladder towel radiator, bathroom suite comprising of low level w.c, wash hand basin with mixer tap, wall mounted shower unit, inset lighting to ceiling, coved to ceiling, tiled to walls, storage cupboard.

Landing

Access to loft space, stairs leading down to:

Entrance Hallway

Entrance door to front, doors to:

Cloakroom/W.C

Double glazed window to front, low level w.c, wash hand basin, tiled splash backs.

Kitchen/Diner 15'5 x 11' max (4.70m x 3.35m max)

Double glazed window to front, radiator, selection of fitted base and wall mounted units, space for cooker, space for washing machine, space for fridge/freezer, sink unit with mixer tap set into work surfaces, cupboard housing wall mounted boiler, built in storage cupboard.

Lounge 17'7 x 10'4 (5.36m x 3.15m)

Sliding patio door to rear leading to conservatory, radiator.

Conservatory 11'6 x 8'6 (3.51m x 2.59m)

Sliding patio door to rear leading to garden, door to:

Store Room/Workshop 6'7 x 6'3 (2.01m x 1.91m)

Power and light connected.

Rear Garden

Low maintenance rear garden commencing with patio area, artificial lawn area, outside tap, timber storage shed.

Frontage

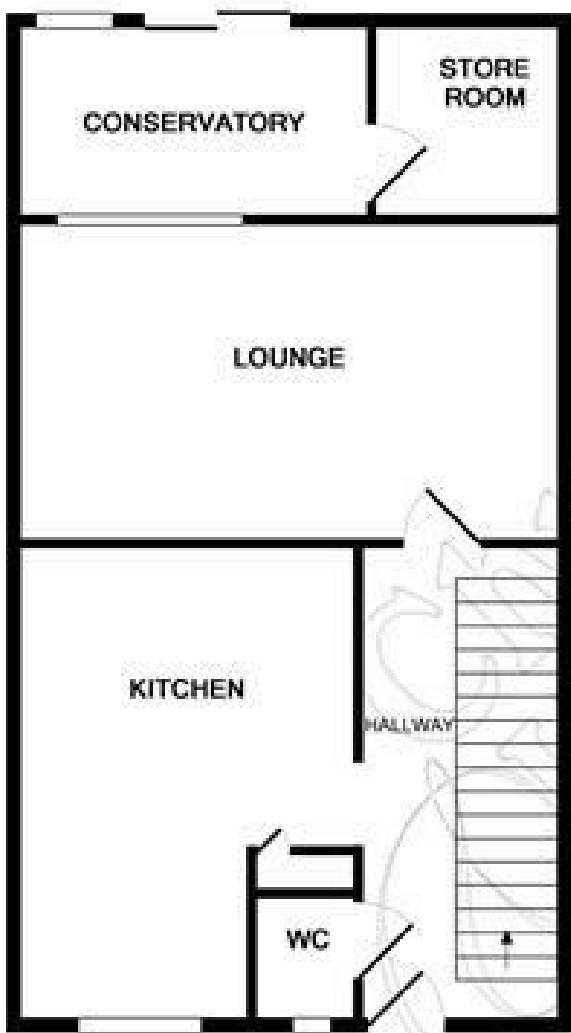
Gate to front, pathway leading to property.

Agents Note 1

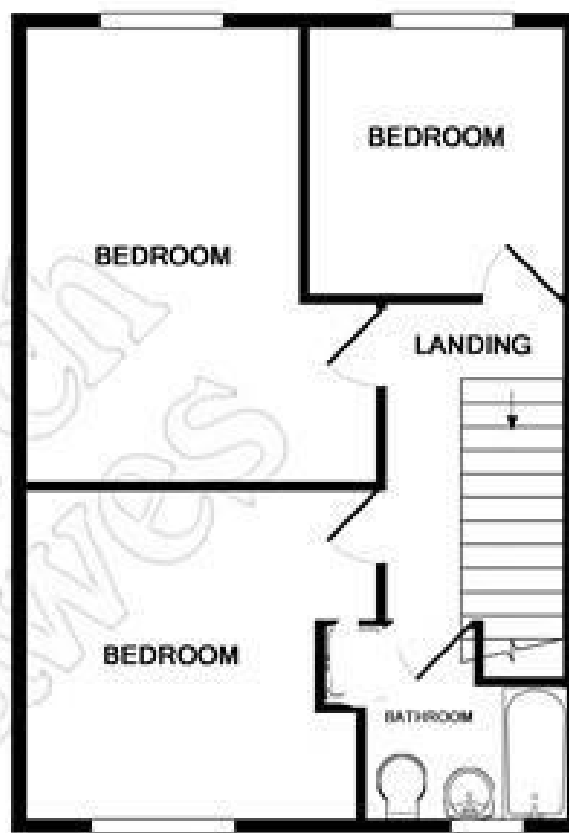
We would advise that any interested purchasers confirms via there conveyancer/solicitor the parking arrangements.

Agents Note 2

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.



GROUND FLOOR



1ST FLOOR



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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