



2 Bridge Terrace, Heybridge, Essex CM9 4LU O.I.E.O £190,000

FULLY REFURBISHED IS THIS DELIGHTFUL TERRACED COTTAGE comprising a generous First Floor Bedroom and Shower Room with the Ground Floor featuring a Lounge and Kitchen/Breakfast Room. The property has benefited from recent damp work, upgraded electrics and a newly fitted gas combination boiler. There is a communal courtyard to the rear with a brick storage shed and a lawned front Garden. Owing to it's location, the property is within reach of local amenities and accessible to local canal and countryside walks. The property is vacant and offered for sale with No Onward Chain. Energy Performance Rating D.



Bedroom 13'3 x 9'9 (4.04m x 2.97m)

Double glazed window to front, radiator, access to loft.

Shower Room 10'5 x 8'2 (3.18m x 2.49m)

Obscure double glazed window to rear, heated towel rail, pedestal wash hand basin with mixer tap, tiled walk in shower, part tiled to walls, extractor fan, tile effect flooring.

Landing

Stairs down to:

Kitchen/Breakfast Room 13'3 x 7'7 (4.04m x 2.31m)

Double glazed window to rear, wall mounted boiler, stainless steel sink drainer unit with mixer tap set into work surface, space for cooker space and plumbing for washing machine, range of matching eye and base level units, open to:

Lounge 14'8 x 10' (4.47m x 3.05m)

Double glazed window to front, part obscure double glazed door to front, radiator.

Frontage

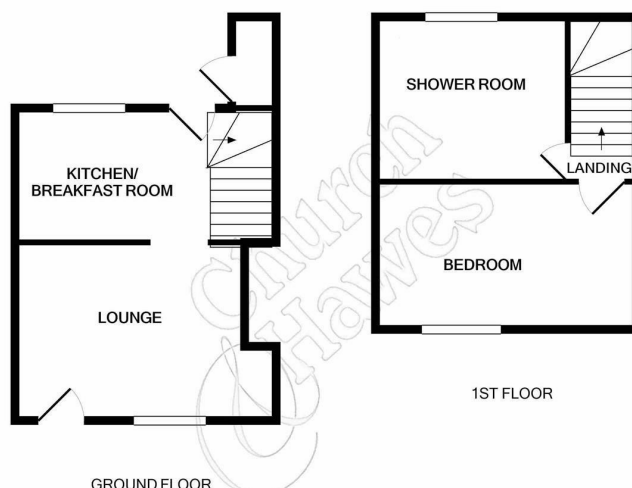
Lawned frontage with pathway leading to entrance door.

Communal Courtyard

Shared courtyard garden, outside brick built shed with power and light connected.

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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