holden
Estate Agents

Long Common, Heybridge, Maldon, Essex £289,995

- Being sold with no onward chain
- End of terrace property
- Popular Blackwater Park development
- Hallway, lounge, kitchen/dining room, conservatory
- Three bedrooms, en-suite to master, family bathroom
- Parking to front, enclosed rear garden
- EPC rating - D

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The Property Ombudsman SALES

Introduction

This attractive end of terrace property is situated on the popular Blackwater Park development and is being sold with no onward chain. Inside, ground floor accommodation comprises entrance hall, lounge, large kitchen/dining room and conservatory. Upstairs there are three bedrooms, bedroom one benefits from en-suite and there is also a family bathroom (both of which have been re-fitted) . Outside there are two allocated parking spaces to the front, along with a low maintenance rear garden.

Location: Blackwater Park can be found just down Market Hill off Heybridge Approach. Opposite there are some wonderful nature walks at the adjacent Elms Park offering fantastic scenery and access to Maldon town. For the commuter Hatfield Peverel is within 5.0 miles offering links to London Liverpool Street, and access to A12. The historic town of Maldon Town offers a traditional High Street with local shops, pubs and restaurants. Maldon is famed for Hythe Quay with London Barges and Sailing facilities, as well as Promenade Park.

Ground Floor Entrance Hall
Entrance door, stairs to first floor and door to lounge

Lounge
10' 7" x 16' 0" (3.23m x 4.88m) Double glazed window to front, radiator, door leading to kitchen/dining room.

Kitchen/Dining room
11' 10" x 13' 6" (3.61m x 4.11m) With window to rear. Fitted kitchen comprising wall mounted cupboards, work surface with sink unit, matching cupboards and drawers under. Oven hob and extractor fan, space for further domestic appliances. Wall mounted baxi combination boiler, large under stairs storage cupboard, access through to conservatory.

Conservatory
9' 3" x 12' 0" (2.82m x 3.66m) Double glazed windows to rear and sides and doors that lead into the rear garden, radiator.

First Floor Landing
Loft access

Master Bedroom
8' 3" x 11' 11" (2.51m x 3.63m) Two double glazed windows to front, radiator, two built in wardrobes and door to en-suite.

En-suite
Opaque double glazed window to front. Re-fitted suite comprising low level WC, pedestal wash hand basin, enclosed shower cubicle, radiator.

Bedroom Two
5' 6" x 10' 3" (1.68m x 3.12m) Double glazed window, radiator, built in wardrobe

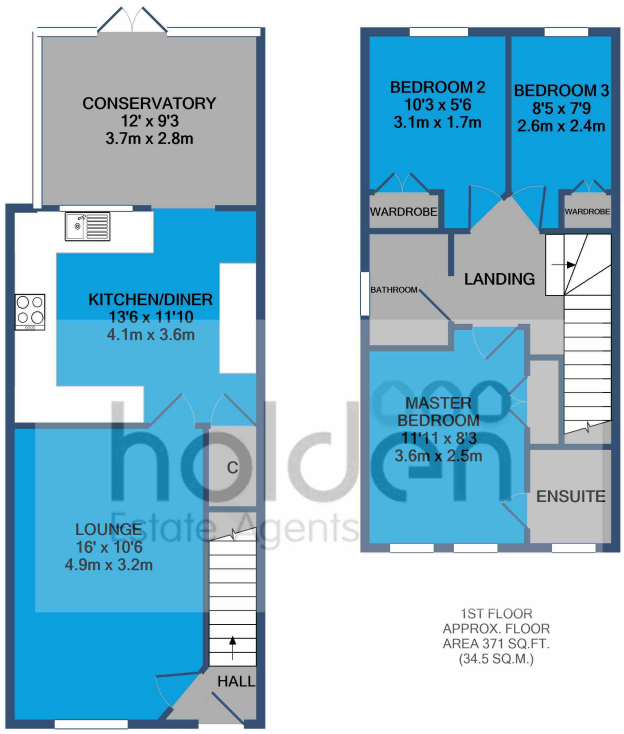
Bedroom Three
8' 3" x 7' 9" (2.51m x 2.36m) Double glazed window to rear, radiator, built in wardrobe

Bathroom
Opaque double glazed window to side. Re-fitted suite comprising panel enclosed bath with mixer tap and over head shower, low level WC, pedestal wash hand basin, part tiled walls, radiator.

Rear Garden
Low maintenance rear garden with patio and shingled garden with flower and shrubs.

Frontage
To the front of the property there are two allocated parking spaces. The rear garden is low maintenance with patio to commence followed by shingle with shrub borders.

FLOOR PLAN | Long Common Heybridge Maldon CM9 4UU



1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(45.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 855 SQ.FT. (79.5 SQ.M.)

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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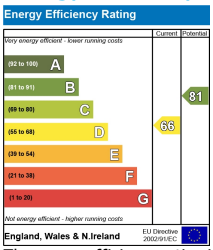
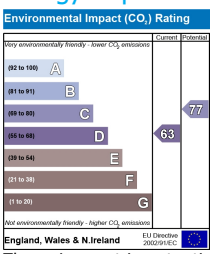
ENERGY GRAPHS

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Energy Impact Rating



The environment impart rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

ADDITIONAL INFORMATION

Please note that we have not tested any services or appliances in our properties offered for sale and these should be verified by the purchasers. The details do not form any offer or contract. All measurements and floor plans are approximate and are for guidance only. We take no responsibility for errors, omissions and misstatements. The vendors solicitor should be confirmed by the vendors lawyers. No statement in the details is to be relied upon as fact ad the purchaser should satisfy themselves by inspection or otherwise to accuracy of statements within the details. This sheet forms part of our database, which is protected by database rights and copyright laws. No unauthorised copying or distribution without our permission.

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