holden
Estate Agents

Temple Way, Heybridge, Maldon, Essex OFFERS OVER £325,000

- Onward chain complete
- Three bedrooms
- Kitchen & large utility room
- Good sized lounge
- Dining room
- Ground floor cloakroom
- Family bathroom
- Un-overlooked rear garden
- Well presented throughout
- EPC - C

View all our properties at holdenestates.co.uk

APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman SALES

** VIRTUAL TOUR AVAILABLE - CLICK ON LINK TO ACCESS **

* SELLER HAS FOUND A PROPERTY TO BUY - ONWARD CHAIN COMPLETE! *

Introduction: Situated on the highly desirable Blackwater Park is this extended end of terrace property, benefiting from a complete onward chain. In brief, the ground floor accommodation comprises; lounge, dining room, kitchen, large utility room and a ground floor cloakroom. To the first floor there are three bedrooms including a generous master and a modern bathroom suite. Outside, the rear garden is un-overlooked from the rear aspect and features a patio. Parking to the front of the property.

Location: Just a short walk from Maldon's bustling centre and quay, Blackwater Park provides the ideal base for enjoying the region's contrasting landscapes - town, estuary, countryside, elms park and coast. Everything needed for everyday life is on the doorstep, including a convenient 24hr Tesco supermarket and the recently opened Blackwater retail park with large chain brands. For growing families, there are plenty of reputable school's and recreational facilities within the district.

Ground Floor

Entrance Hall
Door to front, tiled floor, airing cupboard, stairs rising to the first floor and doors leading to:

Ground Floor Cloakroom
Obscure double glazed window to front, close coupled WC, bowl counter top sink with mixer tap and cupboard beneath, tiled splash backs, heated towel rail.

Kitchen
14' 5" x 7' 6" (4.39m x 2.29m)
Double glazed window to front, fitted with a range of wall and base mounted units, finished with rolled edge work surfaces, incorporating an inset 1 1/2 sink drainer with mixer tap, space for washing machine, space for a range style cooker with extractor above, tiled splash backs, heated towel rail, tiled floor and opening to:

Utility Room
10' 3" x 7' 7" (3.12m x 2.31m)
Double glazed window to front, fitted with a range of wall and base units, finished with rolled edge work surfaces, space for freestanding fridge/freezer. Tiled floor.

Lounge
13' 11" x 12' 11" (4.24m x 3.94m)
Double glazed window to rear and double glazed double doors to rear, feature fireplace with low level modern fire and TV recess. radiator and opening to:

Dining Room
14' 3" x 8' 0" (4.34m x 2.44m) maximum.
Roof lantern, double glazed window to side and double glazed double doors to rear, radiator and loft access.

First Floor

Landing
Access to loft, stairs to the ground floor and doors leading to:

Bedroom One
13' 9" x 10' 10" (4.19m x 3.30m)
Three double gazed windows to front, three radiators.

Bedroom Two
10' 9" x 8' 1" (3.28m x 2.46m) maximum.
Double glazed window to rear, built in wardrobe and radiator.

Bedroom Three
8' 11" x 5' 6" (2.72m x 1.68m)
Double glazed window to rear, built in wardrobe and radiator.

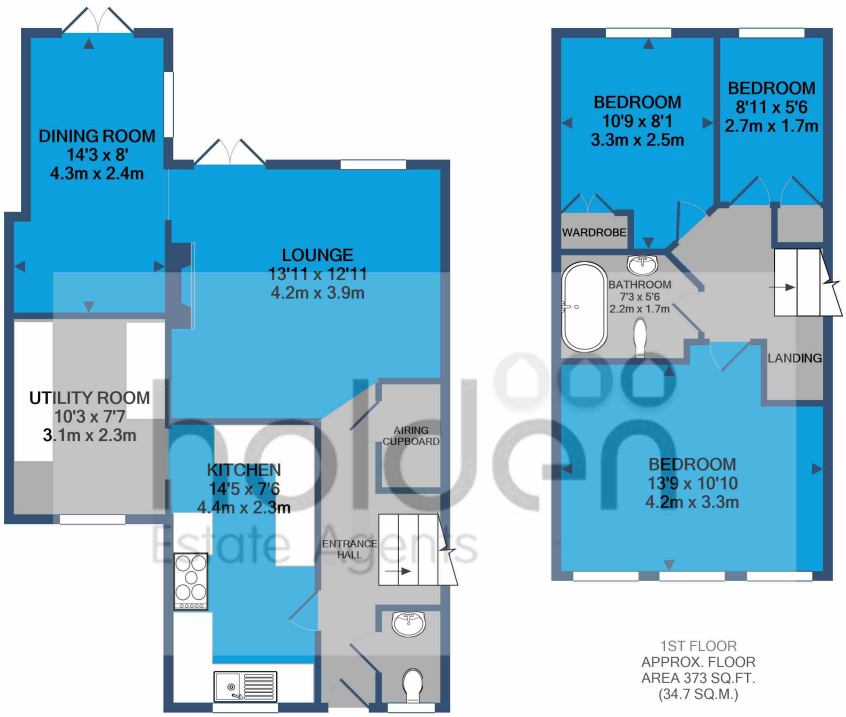
Bathroom
Obscure double glazed window to side, Central roll top bath with mixer tap, close coupled WC, Counter top wash hand basin with mixer tap, part tiled walls, extractor fan and radiator.

Outside

Front
The property is enclosed by wrought iron railings to the front boundary with a block paved pathway and drive.

Rear Garden
Enclosed by fencing to the boundaries with a side access gate, shed, patio, lawn, flower bed borders, outside tap and light.

FLOOR PLAN | Temple Way Heybridge Maldon CM9 4PX

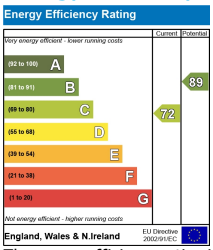


TOTAL APPROX. FLOOR AREA 941 SQ.FT. (87.4 SQ.M.)

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
Made with Metropix ©2019

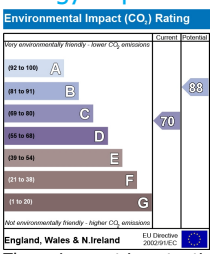
ENERGY GRAPHS

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 impact 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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Every effort has been made to ensure that consumers are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer must have information verified by their own solicitors or other advisers. These details form part of our database, which is protected by database rights and copyright laws. No unauthorised copying or distribution without permission.

Maldon Office
15 High Street
Maldon
Essex
CM9 5PE

t. 01621 841 011
e. maldon@holdenestates.co.uk

holden Estate Agents

Available 7 days a week
Monday – Friday 9am – 6pm Saturday 9am – 5pm
Sunday and Bank Holidays 10am – 1pm (phone service)

Tiptree Office
Crate Tiptree
Kelvedon Road
Tiptree
Essex
CO5 0LX

t. 01621 983 983
e. tiptree@holdenestates.co.uk