

The Square, Heybridge, Maldon, Essex

£155,000



- Investment buyers only
- Two bedroom terraced cottage
- Ground floor shower room and first floor WC
- Currently let for £695 per month
- No garden
- EPC - D



****VIRTUAL TOUR AVAILABLE****

ATTENTION ALL INVESTORS - Currently let, this property is being sold with the tenant in residence under their current tenancy agreement. In brief the accommodation comprises; two bedrooms, living room with open fire, kitchen breakfast room, ground floor shower area and first floor WC. To the rear there is an unofficial parking space.

Local area: The Square, Heybridge is adjoining Holloway Road which is a popular non-estate location, situated between Maldon and Heybridge. There are lovely countryside walks nearby. For the commuter, Hatfield Peverel is within 5 miles with A12 links and train station. Maldon is a historic town with good range of shopping, recreational and leisure facilities.

Ground Floor

Living Room

Entrance door to front, double glazed window to front, brick open fire, exposed beams to the ceiling, radiator and doorway to:

Kitchen Breakfast Room

Fitted with a range of wall and base units, finished with rolled edge work surfaces, inset sink drainer with mixer tap, inset hob with oven below. Space for two under counter appliances. Part tiled walls, tiled floor, radiator, stairs rising to the first floor and door to:





Rear Lobby/Shower Room

Opaque double glazed window to rear, door to rear (exterior), shower cubicle, radiator and tiled floor.

First Floor

Landing

Stairs to the ground floor, doors leading to:

Bedroom One

Double glazed window to front, radiator, access to loft and storage cupboard.

Bedroom Two

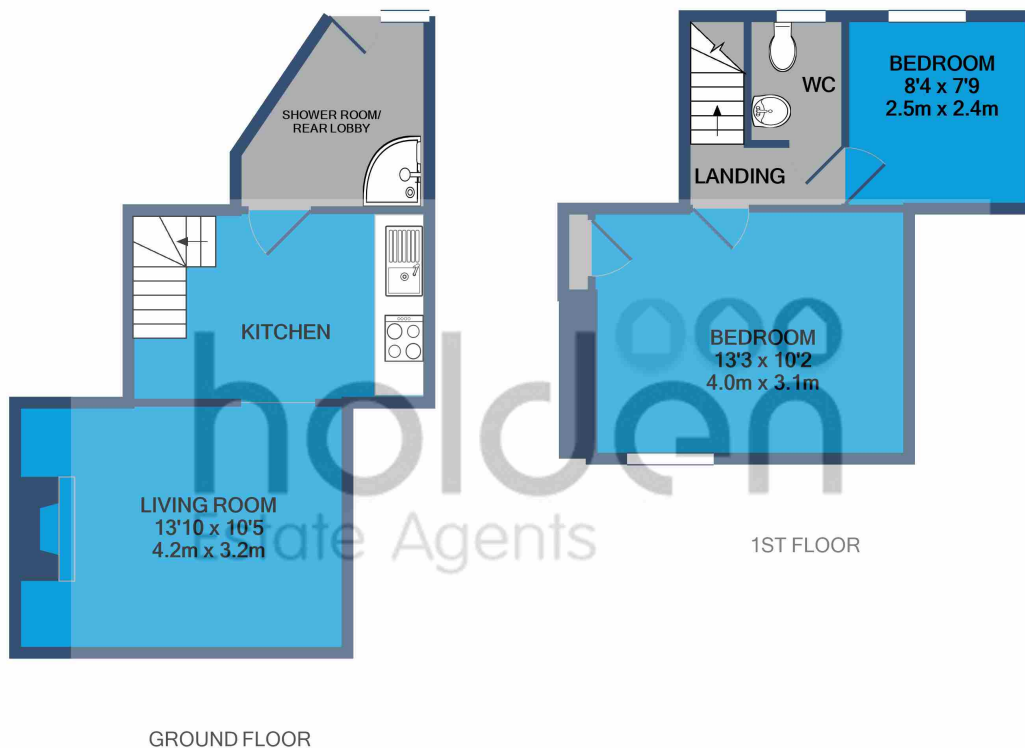
Double glazed window to rear and radiator.

Outside

Please note that there is rear access and unofficial parking. This property does not have a rear garden.

Agents Note

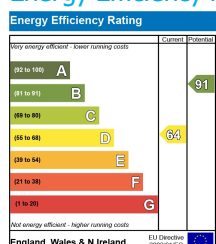
*Whilst this property is being advertised towards Investment purchasers, this is due to current tenancy laws regarding eviction. If you are interested in purchasing to live in, this is possible but will be subject to a six month delay for completion.



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 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

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Tiptree Office
Crate Tiptree
Kelvedon Road
Tiptree
Essex
CO5 0LX

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

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