

Kingston Chase, Heybridge, Maldon, Essex

OFFERS OVER £270,000



- Popular Blackwater Park Development
- Ideal first purchase
- Living room, kitchen/dining room
- Two bedrooms, en-suite to master, family bathroom
- Allocated parking space
- Secluded garden with covered entertaining area
- EPC rating - C

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Introduction - Situated at the end of a no through road is this attractive terrace property which represents a perfect first purchase. Inside, the property offers hallway, living room, kitchen/dining room, two bedrooms, family bathroom along with en-suite to bedroom one. Outside, the property has an allocated parking space to front and secluded garden with covered area that is perfect for all year entertaining!

Location - Blackwater Park development is located between Maldon and Heybridge, accessed via Heybridge Approach. There are local nature/river walks at Elms Park, which is opposite the development. Blackwater retail park is just down the road, providing a range of shopping and recreational facilities. Maldon town centre isn't much further, extending the variety of shops and facilities on offer. For the commuter, Hatfield Peverel can be found within 5.5 miles, with access onto A12 and direct train links to London Liverpool Street.

Ground Floor

Hallway

Radiator, stairs to first floor, door to living room

Living Room

10' 7" x 15' 1" (3.23m x 4.60m) Double glazed window to front, radiator, door to kitchen/dining room

Kitchen/Dining Room

8' 9" x 13' 7" (2.67m x 4.14m) Double glazed window to rear and door to garden. Wall mounted cupboards, work surface with sink unit, matching cupboards and drawers under. Space for domestic appliances. Radiator. Under stair cupboard.





First Floor

Landing

Airing cupboard, loft access.

Bedroom One

10' 7" x 11' 8" (3.23m x 3.56m) Two double glazed windows to front, built in wardrobe, door to en-suite

En-Suite

Opaque double glazed window to front, radiator, close coupled WC, pedestal wash hand basin, enclosed shower cubicle

Bedroom Two

7' 3" x 10' 2" (2.21m x 3.10m) Double glazed window to rear, radiator, built in wardrobe

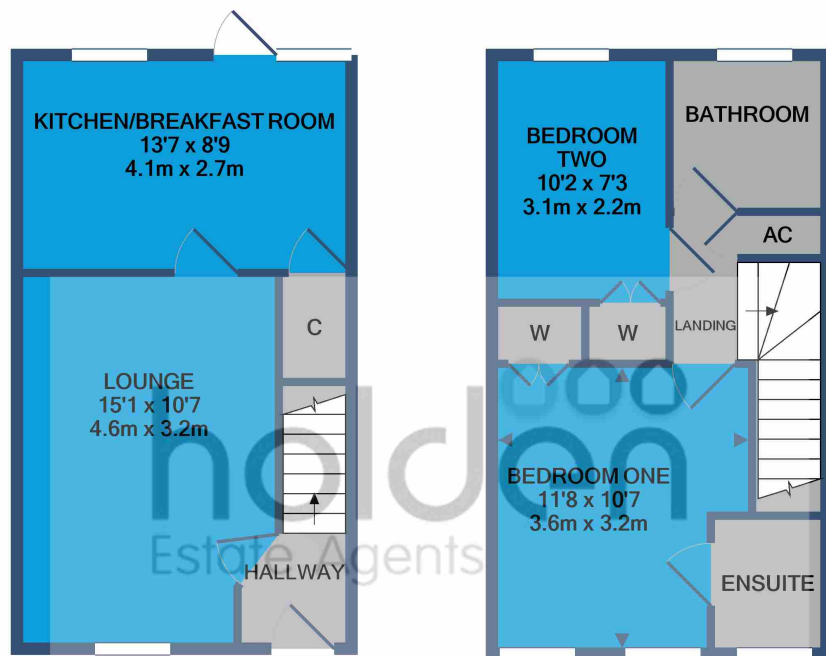
Bathroom

Opaque double glazed window to rear. Enclosed bath with mixer tap and shower attachment, concealed cistern WC, vanity unit with cupboard below and inset wash hand basin, part tiled walls.

Outside

Parking and Gardens

Allocated parking space to the front of the property. The rear garden commences with a covered area that is perfect for all year entertaining. The remainder of the garden has been designed with low maintenance in mind, with artificial grass. Gate to rear offering access.



GROUND FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.1 SQ.M.)

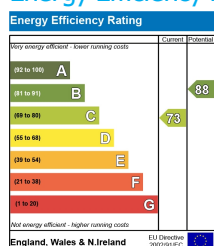
1ST FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 630 SQ.FT. (58.5 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 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.

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