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Estate Agents

Barbrook Avenue, Heybridge, Maldon, Essex £270,000

- * Onward Chain Complete *
- Impressive coach house property presented to show home standard
- Open plan living room/kitchen with fitted appliances
- Two double bedrooms
- Family bathroom
- Off road parking and garden
- Ideal first purchase
- EPC rating - B

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The Property Ombudsman SALES

Introduction

A light and airy coach house situated within the Bental Place development, which represents an ideal first purchase. Constructed by Bellway Homes and presented to an extremely high standard throughout, once inside the property you can't fail to be impressed with the size and layout of this rather unique home. To the ground floor, once through the entrance door there is a hallway area with space for coats and shoes, with stairs that lead to the first floor. This is where your accommodation can be found. The landing is large and bright. The living area has been designed open plan with space for sofas, dining table with your modern fitted kitchen. Within the kitchen itself are fitted appliances. Another great feature of this home are the bedrooms, which are both doubles. Finally, there is a modern bathroom suite. Outside, directly to the side of your entrance door, there is a tandem driveway that provides off road parking. There is also a useful large outside storage cupboard. Behind the driveway is a courtyard garden area that is perfect for garden furniture and summer BBQ's. The property is freehold and represents a perfect first time purchase or investment opportunity.

Local Area

As we have previously mentioned, the property can be found on the popular Bental Place development, which can be found off of Holloway Road, in Heybridge. The property is conveniently located for local countryside walks, as well as the benefits of Maldon town, which is a short distance away. For the commuter, Hatfield Peverel with it's mainline train station and A12 access can be found within 4.5 miles.

Ground Floor

Hallway
Radiator, stairs to first floor.

First Floor

Landing
A light and airy landing with three windows to rear. Radiator, storage cupboard, and doors to all rooms.

Open Plan Living/Kitchen
11' 8" x 19' 4" (3.56m x 5.89m) Dual aspect room with double glazed windows to front and rear. Modern fitted kitchen comprising wall mounted cupboards, work surface with sink unit, matching cupboards and drawers under. Built in appliances to remain including oven, hob, extractor, washing machine, fridge and freezer. Cupboard housing gas central heating boiler. Two radiators in living room area.

Bedroom One
11' 10" x 15' 5" (3.61m x 4.70m) Measured to maximum points. Two double glazed windows to front, radiator.

Bedroom Two
11' 6" x 15' 6" (3.51m x 4.72m) Measured to maximum points. Double glazed window to front, radiator, loft access.

Bathroom
Three piece suite comprising enclosed bath with mixer taps and shower attachment. Wall mounted wash hand basin. Concealed cistern WC. Radiator, part tiled walls.

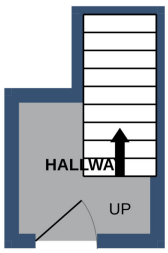
Outside

Parking and Garden
The property benefits from a tandem driveway, which can be found to the side of the property. There is also a useful storage cupboard here. Behind the parking there is an outside courtyard garden area which is perfect for garden furniture and summer BBQ's!

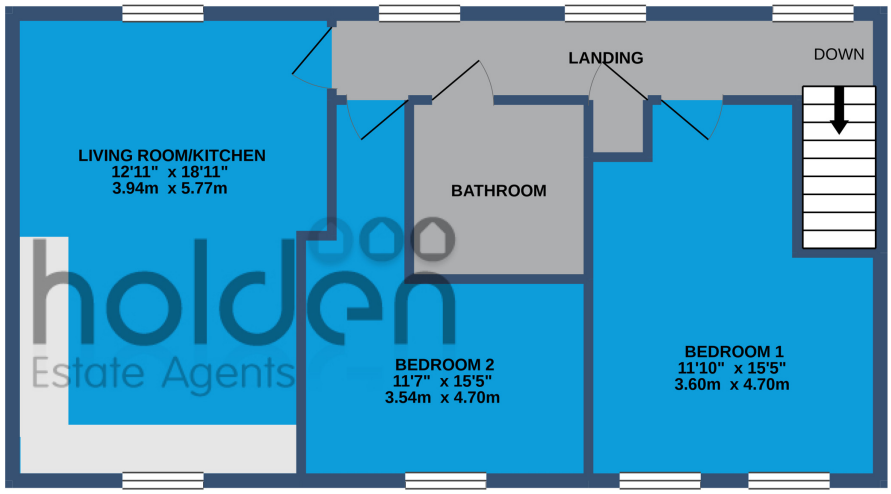
Agent Note
We have been informed by the seller of the property that there is an annual estate charge of approximately £318. This should be taken only as a guide and you should ask your legal representative for clarity.

FLOOR PLAN | Barbrook Avenue Heybridge Maldon CM9 4DR

GROUND FLOOR
45 sq.ft. (4.2 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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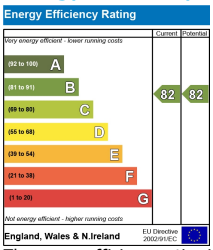
ENERGY GRAPHS

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.

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.

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