

Cedar Chase, Heybridge, Maldon, Essex

OFFERS OVER £260,000



- No onward chain
- Two bedrooms
- Established semi-detached house
- Ample driveway parking and garage
- First floor bathroom
- Front and rear gardens
- Ideal first purchase / project
- EPC - TBC



Offered for sale with no onward chain is this established semi-detached property boasting a generous plot providing ample driveway parking and a garage. The property itself benefits from an extension to the kitchen creating a kitchen/diner, there is a lounge/diner too plus two good sized bedrooms and a first floor bathroom. This property requires modernisation but does benefit from double glazing and a replacement combi-boiler. This residence would represent an ideal first purchase or investment.

Local area - The property is located in Heybridge, close to local amenities including; Bentalls shopping complex, Plantation playing fields and bus stop with links to Maldon and Colchester. The larger town of Maldon can be reached by car in a matter of minutes with its full range of shopping and recreational facilities, Plume Academy, Hythe Quay and Promenade Park.

Ground Floor

**Entrance Hall**

Entrance door to front, opaque double glazed window to front, under stairs cupboard, radiator, stairs rising to the first floor and doors leading to:

**Living Room (Lounge/Diner)**

19' 1" x 10' 2" (5.82m x 3.10m)

Double glazed windows to front and rear, fireplace and two radiators.

**Kitchen/Diner**

17' 8" x 7' 8" (5.38m x 2.34m)

Double glazed windows to rear and side, door leading to the driveway/garden. Fitted with a range of wall and base units finished with rolled edge worksurfaces with an inset sink drainer unit. Space for an under counter appliance. Tiled splash backs, under stairs cupboard and radiator.





First Floor

**Landing**

Stairs to the ground floor, double glazed window to side, access to the loft (replacement boiler located in the loft), doors leading to:

**Bedroom One**

13' 7" x 9' 10" (4.14m x 3.00m)

Double glazed window to front, radiator and built-in cupboard.

**Bedroom Two**

10' 1" x 8' 9" (3.07m x 2.67m)

Double glazed window to rear, radiator and built-in cupboard.

**Bathroom**

Opaque double glazed window to rear, close coupled WC, semi-recessed wash hand basin with mixer tap and cupboards beneath, panelled bath, radiator, part tiled walls and wall light with shaver point.

Outside

**Front**

The property commences with a generous frontage which is mainly laid to lawn and provides a driveway which extends to the rear garden and garage.

**Rear Garden**

Again laid to lawn, with the continuation of the driveway leading to the garage. Green house and shed to remain. Boundary part enclosed by fencing.

**Garage**

Accessed via an up and over door with a window to the side.



GROUND FLOOR  
APPROX. FLOOR  
AREA 380 SQ.FT.  
(35.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 312 SQ.FT.  
(29.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.2 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.

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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