

Hunt Avenue, Heybridge, Maldon, Essex

£275,000



- Established end of terrace home
- Larger than average rear garden - potential to extend (STP)
- Hallway, ground floor cloakroom
- Living Room, Kitchen/Dining Room
- Three bedrooms, first floor bathroom
- Parking space
- Ideal first purchase
- EPC rating - TBC





## Introduction

Situated in a tucked away position and representing an ideal first purchase, this end of terrace property offers deceptively spacious living accommodation and must be viewed. As well as offering good sized rooms, the property also boasts a larger than average (for this area) rear garden with space to side ideal for further improvements or extensions, subject to the relevant planning. Inside, to the ground floor there is a useful utility porch, hallway with ground floor cloakroom, kitchen/dining room and living room. Upstairs there are three bedrooms and family bathroom. The property has an allocated parking space to the front as well as an enclosed rear garden. Internal viewing is advised.

## Local Area

The property is situated in an established area of Heybridge, and there is a local parade of shops nearby. Heybridge also benefits from a popular primary school. The larger town of Maldon is within close proximity, with its full range of shopping and recreational facilities that include Hythe Quay and Promenade Park, as well as Plume secondary school.

## Ground Floor

### Utility Porch

Opaque glazed window to front, space for domestic appliances, radiator, glazed door to hallway.

### Hallway

Stairs to first floor with under stair storage, radiator, doors to WC, living room and kitchen

### Ground Floor Cloakroom

Opaque double glazed window to front, WC, wash hand basin







**Kitchen/Dining Room**

8' 6" x 15' 10" (2.59m x 4.83m) Double glazed window to front. Wall mounted cupboard, work surface with sink unit, cupboards and drawers below. Part tiled walls. Space for domestic appliances, radiator.

First Floor

**Landing**

Loft access.

**Bedroom One**

11' 9" x 13' 9" (3.58m x 4.19m) Double glazed window to rear, radiator.

**Bedroom Two**

11' 9" x 12' 9" (3.58m x 3.89m) Double glazed window to front, radiator, mirror fronted wardrobe.

**Bedroom Three**

8' 9" x 9' 4" (2.67m x 2.84m) Double glazed window to rear, radiator.

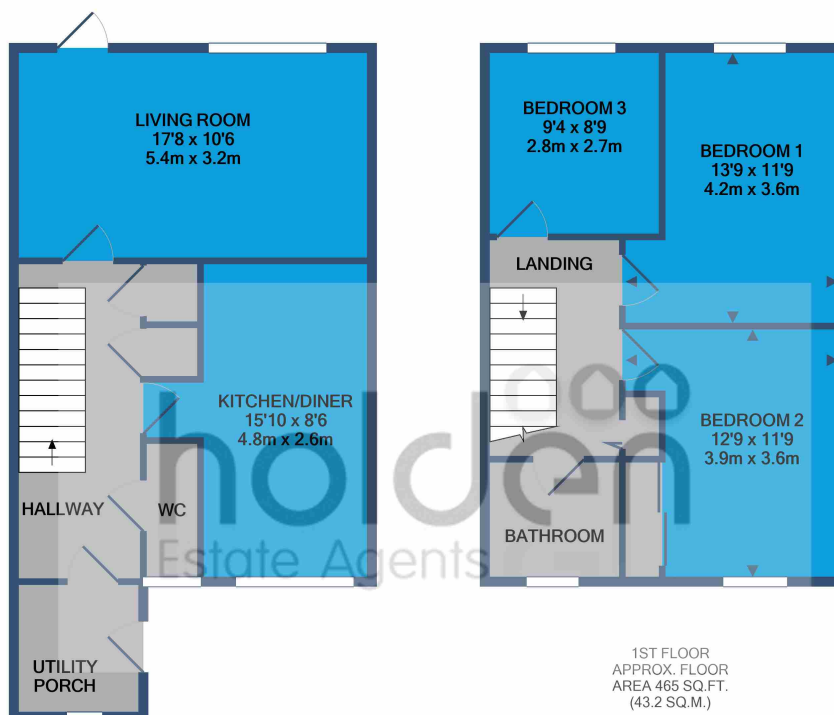
**Bathroom**

Opaque double glazed window to front, WC, wash hand basin, enclosed bath, radiator, part tiled walls.

Outside

**Gardens and Parking**

To the front of the property there is one allocated parking space. The rear garden commences with a patio with the remainder being mainly laid to lawn. As mentioned previously, the garden also extends to the side of the property which is lawned and paved. There is a side gate allowing access to the front.



GROUND FLOOR  
APPROX. FLOOR  
AREA 508 SQ.FT.  
(47.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 973 SQ.FT. (90.4 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  
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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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