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# The Causeway, Heybridge, Maldon, Essex £220,000

- Character cottage in non-estate location
- Open plan lounge/dining room
- Kitchen and ground floor bathroom
- Two bedrooms
- 60ft Rear Garden
- Ideal first purchase/investment opportunity
- Gas central heating and double glazing
- EPC Rating C

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Introduction

This older style cottage is situated in a convenient non-estate location, between Maldon and Heybridge. Inside, the property offers open plan lounge/dining room, fitted kitchen and ground floor shower room, as well as two good sized first floor bedrooms. Outside the 60ft rear garden is ideal for summer entertaining. Ideally suited for first time buyers or for a buy to let investment. The property has benefited from recently re-fitted double glazing and doors.

Local area

Blackwater Retail Park and Tesco Superstore are both within walking distance of the property. Maldon is a historic town that offers a good range of shopping and recreational facilities, primary and secondary schools. For the commuter Hatfield Peverel can be reached within 5 miles with train station offering direct train links to London Liverpool Street, as well as A12 access.

ground floor

**Entrance door to entrance porch**
With double glazed window to front and glazed door into lounge.

**Lounge/Dining Room**
10' 5" x 20' 9" (3.17m x 6.32m) Double glazed window to front, two radiators, wood flooring, stairs to first floor, access to kitchen and ground floor shower room.

**Kitchen**
5' 0" x 9' 5" (1.52m x 2.87m) Double glazed window to rear and door leading into the garden. Wall mounted cupboards, work surface with sink unit, matching cupboards and drawers under, built in oven hob and extractor and space for washing machine.

**Shower Room**
Double width shower cubicle, vanity unit with storage below and inset wash hand basin, low level WC, tiled walls.

first floor

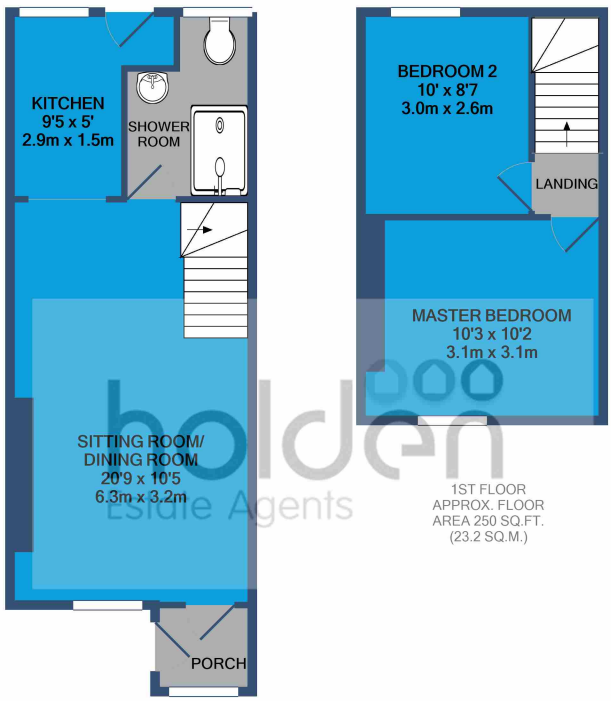
**Bedroom One**
10' 2" x 10' 3" (3.10m x 3.12m) Double glazed window to front, radiator

**Bedroom Two**
8' 7" x 10' 0" (2.62m x 3.05m) Double glazed window to rear, cupboard housing boiler, radiator.

outside

**Front and rear**
To the front there is a small paved area which leads up to the entrance door. The rear garden commences with a patio area (ideal for summer entertaining) The remainder is mainly laid to lawn with path that leads down the garden. At the back of the garden there is a further patio area with shed to remain.

# FLOOR PLAN | The Causeway Heybridge Maldon CM9 4LJ




1ST FLOOR
APPROX. FLOOR
AREA 250 SQ.FT.
(23.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 640 SQ.FT. (59.4 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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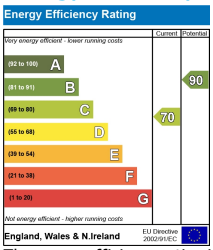
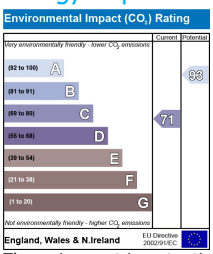
## ENERGY GRAPHS

### 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 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.

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