



**Hillary Close, Heybridge Maldon CM9 4UB**

**welcome to**

**Hillary Close, Heybridge Maldon**

OFFERED WITH NO ONWARD CHAIN and boasting POTENTIAL TO IMPROVE AND ADD VALUE is this one bedroom corner house, located in the POPULAR HEYBRIDGE AREA close to LOCAL SHOPS AND RESTAURANTS and enjoying ATTRACTIVE FRONT GARDEN and COMMUNAL PARKING.



**Entrance**

Part glazed entrance door to :-

**Porch**

Window to front , further door to :-

**Lounge / Kitchen**

15' 7" x 13' 7" max ( 4.75m x 4.14m max )

Double glazed UPVC windows to front and side, fitted kitchen comprising sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven with hob and extractor over, space for further appliances, stairs rising to first floor with under stairs storage cupboard, radiator.

**First Floor****Bedroom**

15' 7" x 10' max ( 4.75m x 3.05m max )

Double glazed UPVC windows to front, over stairs storage cupboard, radiator, door to :-

**Bathroom**

6' x 5' 5" ( 1.83m x 1.65m )

Double glazed UPVC window to side, suite comprising panel bath, low level WC and wall mounted basin, part tiled walls.

**Outside****Front**

Shared pathway accessing the property, open to :-

**Garden**

Part enclosed by mature hedges, laid to patio with mature shrub borders.

**Parking**

Parking within communal car park to front of property.



***view this property online*** [williamhbrown.co.uk/Property/MLN104841](http://williamhbrown.co.uk/Property/MLN104841)



**welcome to**

## **Hillary Close, Heybridge Maldon**

- Requiring Modernisation
- One Double Bedroom with En Suite Bathroom
- Open Plan Lounge / Kitchen
- Front Garden
- No Onward Chain

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£164,950**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MLN104841](https://williamhbrown.co.uk/Property/MLN104841)



Property Ref:  
MLN104841 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01621 874837**



[Maldon@williamhbrown.co.uk](mailto:Maldon@williamhbrown.co.uk)



3 High Street, West Square, MALDON, Essex,  
CM9 5PB



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**