



Crescent Road, Heybridge
CM9 4SJ

CURTIS O'BOYLE

Sales & Lettings



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£300,000

Curtis O'Boyle are favoured as the sole agents for this 2 bedroom detached bungalow located in an enviable position, on its own good sized plot. The property offers well proportioned accommodation throughout.

ACCOMMODATION COMPRISES UPVC

frosted double glazed entry door which leads directly through to the:

ENTRANCE HALLWAY Doorway leading directly through to:

LOUNGE 14' 6" x 12' 9" (4.42m x 3.89m)

UPVC dual aspect windows, one to front and two to side, brick fireplace which is decorative, with built in shelving areas to each side, coving to ceiling, wall mounted Creda Economy 7 storage heater, doorway leading through to:

INTERNAL HALLWAY Access to loft, which we are advised is insulated.

KITCHEN 12' 11" x 10' 5" (3.94m x 3.18m)

UPVC double glazed window to both front and side aspect, UPVC double glazed doorway to side, range of eye level and draw line base units with coordinating coloured roll edge surfaces above, part tiled walls, recess area for electric cooker, fridge and also plumbing for washing machine, stainless steel sink with single drainer and cupboard beneath, wall mounted Creda Economy 7 storage heater, breakfast bar, built airing cupboard which is also shelved out, and houses the hot water cylinder with immersion heater, additional utility cupboard.

SHOWER ROOM Frosted UPVC double glazed window to side aspect, low level WC, pedestal wash hand basin, corner shower cubicle with Triton shower, tiled walls to the height of the textured ceiling, ceramic tiled floor covering, Economy 7 wall mounted storage heater.

BEDROOM ONE 15' 3" x 11' 7" (4.65m x

3.53m) UPVC double glazed windows and French Doors leading out to the rear garden and also a Dimplex Economy 7 storage heater, coving to ceiling, two recess niches.

BEDROOM TWO 11' 6" x 9' 11" (3.51m x

3.02m) UPVC double glazed window to rear aspect, built in wardrobe to one wall with hanging and cupboard space, separate built in wardrobe to adjacent wall with shelving and cupboard space, Dimplex Economy 7 storage heater.

EXTERNALLY The property is set to the rear of a large plot with its own independent driveway which leads up to the front of the house. There are mature flower beds, shrubs to boarders and large lawned area, outside tap to the side and external lighting, covered car port, which leads up the property's attached garage.

GARAGE 17' 0" x 8' 2" (5.18m x 2.49m)

Currently used as storage area and has been partitioned off, but also retains the up and over door. To the rear there is a UPVC double glazed window and doorway which leads out to the rear garden. The garage also houses fuse board and electric meter.

REAR GARDEN Garden measures approximately 14' in depth (4.26m) this area is currently paved over and has hard standing areas with two wooden storage sheds which have power and lighting connected, lawned area to the side of the property, this currently also houses a greenhouse on hard standing, concrete pathway with side gate access leading to the front of the bungalow, and has privet hedges to boarder.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Performance Certificate



36, Crescent Road, Heybridge, MALDON, CM9 4SJ

Dwelling type: Detached bungalow

Reference number: 0209-2803-7134-9908-2875

Date of assessment: 07 July 2018

Type of assessment: RdSAP, existing dwelling

Date of certificate: 08 July 2018

Total floor area: 65 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

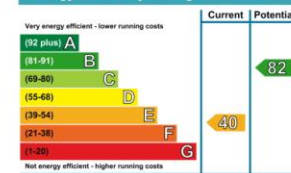
Estimated energy costs of dwelling for 3 years:	£ 4,173
Over 3 years you could save	£ 2,121

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	
Heating	£ 3,201 over 3 years	£ 1,572 over 3 years	
Hot Water	£ 774 over 3 years	£ 282 over 3 years	
Totals	£ 4,173	£ 2,052	You could save £ 2,121 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 759
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 432
3 High heat retention storage heaters and dual immersion cylinder	£1,600 - £2,400	£ 756

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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