

CURTIS O'BOYLE

Sales & Lettings

Dunlin Close, Heybridge

CM9 4AG



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£290,000

Situated on a wider than average plot providing ample off street parking and side garden area a two bedroom semi detached house with first floor bathroom, lounge and kitchen/diner. Convenient for local shop and primary school.

LOUNGE 13' 5" x 12' 10" (4.09m x 3.91m) Double glazed entrance door, double glazed window to front aspect, radiator, textured and coved ceiling, stairs to first floor, door to:

KITCHEN/DINER 12' 10" x 9' 4" (3.91m x 2.84m) Double glazed door to rear garden, double glazed window to rear aspect, radiator, textured ceiling, fitted base and wall units, stainless steel sink unit inset into worktops. space for washing machine, wall mounted gas boiler.

FIRST FLOOR LANDING Textured ceiling, loft access.

BEDROOM ONE 10' 2" x 9' 4" (3.1m x 2.84m) plus wardrobe space. Double glazed window to front aspect, radiator, textured ceiling, fitted wardrobes, airing cupboard.

BEDROOM TWO 12' 9" x 6' 9" (3.89m x 2.06m) Double glazed window to rear aspect, radiator, textured and coved ceiling.

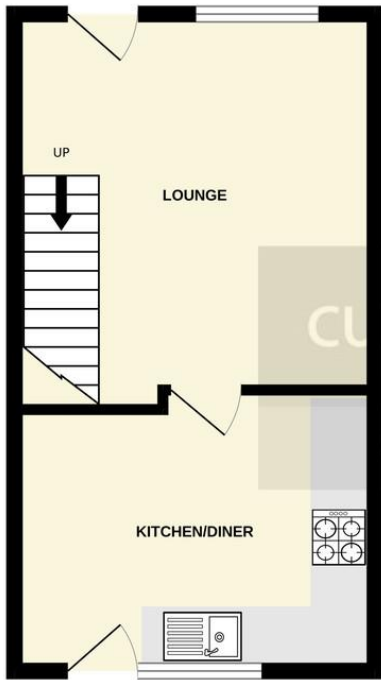
BATHROOM 6' 5" x 6' 2" (1.96m x 1.88m) Obscure double glazed window to side aspect, radiator, textured ceiling panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, part tiled walls.

EXTERIOR Shingle garden to side and rear of the property with decking area, panelled fencing, driveway.

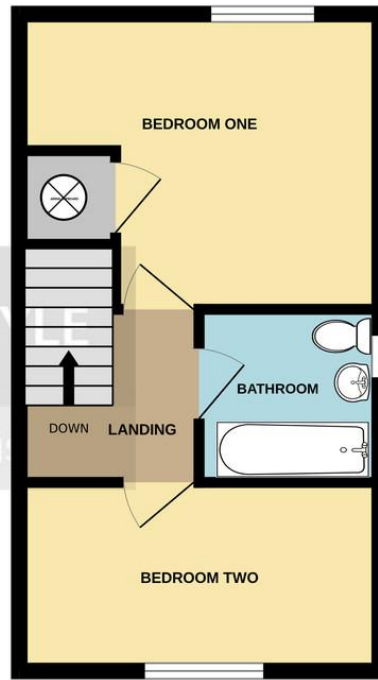


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



AWAITING EPC

TOTAL FLOOR AREA : 600 sq.ft. (55.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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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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