



Crescent Court, Heybridge

CM9 4UL

**CURTIS O'BOYLE**

Sales & Lettings



# Crescent Court, Crescent Road CM9 4UL £240,000

Viewing is recommended on this two bedroom detached retirement bungalow which benefits from no onward chain.

## ACCOMMODATION COMPRISES

Part glazed entrance door to:

## ENTRANCE HALL

Coved ceiling with loft access, storage heater, storage cupboard, airing cupboard, doors to

## LOUNGE 14' 11" x 12' (4.55m x 3.66m)

Coved ceiling, storage heater, French doors to conservatory, door to:

## KITCHEN 9' x 8' 2" (2.74m x 2.49m)

Fitted comprising single drainer sink unit with mixer tap and cupboard under, further range of base units with work surfaces over, matching eye level cupboards, integrated oven and hob, space for fridge freezer and washing machine, tiled walls, coved ceiling, window to front aspect, Dimplex electric heater

## CONSERVATORY 7' 2" x 9' 9" (2.18m x 2.97m)

Glazed door to garden.

## BEDROOM 1 12' 11" x 9' 8" (3.94m x 2.95m)

Window to rear aspect, storage heater, fitted mirror fronted wardrobes.

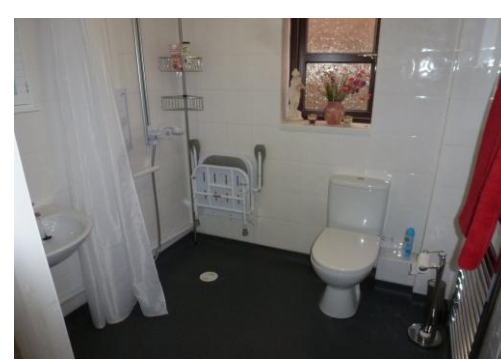
## BEDROOM 2 9' 8" x 7' 6" (2.95m x 2.29m)

Coved ceiling, window to front aspect, Dimplex heater

**SHOWER ROOM** White suite, comprising wall mounted wash hand basin, low level WC, shower, tiled walls, heated towel rail, Dimplex electric heater, window to side aspect.

## EXTERIOR

**REAR GARDEN** Mainly laid to lawn, flower and shrub beds, shed, outside tap



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

17 Crescent Court, Crescent Road, Heybridge, MALDON, CM9 4UL

**Dwelling type:** Detached bungalow **Reference number:** 8184-7821-2540-0762-0996  
**Date of assessment:** 12 September 2014 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 13 September 2014 **Total floor area:** 50 m<sup>2</sup>

**Use this document to:**

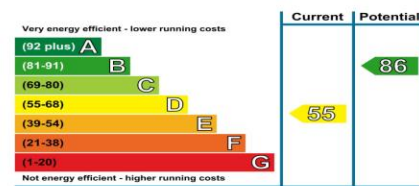
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,439</b>
<b>Over 3 years you could save</b>	<b>£ 897</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 111 over 3 years	
Heating	£ 1,845 over 3 years	£ 1,209 over 3 years	
Hot Water	£ 372 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 2,439</b>	<b>£ 1,542</b>	

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 Increase loft insulation to 270 mm	£100 - £350	£ 144
2 Floor Insulation	£800 - £1,200	£ 372
3 Low energy lighting for all fixed outlets	£15	£ 84

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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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