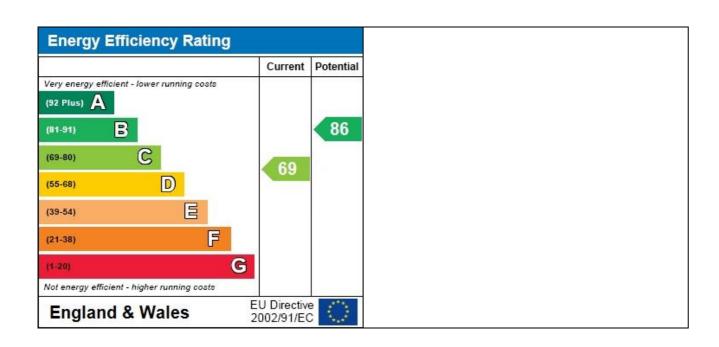
GROUND FLOOR



Whist every attempt has been made to ensure the accuracy of the thoughan continued there, measurem of doors, windows, proma and any other terms are approximate and no responsibility is alread not any en omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and applicances shown have not been tested and no guara as to their operability or efficiency can be given.





# Ardentes



# Rurik Court, Maldon, CM9 6UL

Situated in a quiet cul de sac location an extended 2 bedroom detached bungalow with GARAGE being sold with NO ONWARD CHAIN.

Offers in Excess of £350,000 Freehold

2 Tintagel Way Maldon Essex CM9 6YR info@ardentestates.co.uk www.ardentestates.co.uk TEL: 01621 851014



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- No Onward Chain
- 2 Bedrooms
- Garage
- Detached
- Gas Heating
- Close to Local Shops and Schools
- Kitchen and Breakfast Area
- Cul De Sac Location

Situated in a quiet cul de sac location an extended 2 detached bedroom bungalow with GARAGE being sold with NO ONWARD CHAIN. The accommodation comprises 2 bedrooms, a shower room/wc, an extended kitchen with breakfast area and a good sized lounge. There is driveway parking to garage to front and a low maintenance rear garden. Local shops and amenities are within walking distance.

#### **Entrance Hall**

entrance door, loft access, airing cupboard.

#### Bedroom 1

15'6" (4.72m) x 10'7" (3.23m) Max window to front, radiator, range of wardrobes and cupboards.

## Bedroom 2 8'4" (2.54m) x 7'0" (2.13m)

window to front, radiator.

#### Shower Room/Wc

window to side, walk in shower, wash basin,wc, radiator.

#### Lounge

**22'0" (6.71m) Max x 9'3" (2.82m)** double doors to rear, radiator.

# Kitchen

9'4" (2.84m) x 9'2" (2.79m)

open plan to breakfast area, sink unit, range of base and wall units, work surfaces, oven and hob, fridge/freezer, gas boiler.

## Breakfast Area 9'3" (2.82m) x 6'5" (1.96m)

window to rear, door to garden.

#### Front

Artificial turf, shrub bed, driveway to garage.

#### Garage

up and over door.

# Rear Garden

large patio, artificial turf, shrub borders, pergola.

