



# Ardent estates

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other areas 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 as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## 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**

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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 bedroom detached 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.

