

Main Road, Mundon

CM9 6PB



CURTIS O'BOYLE

Sales & Lettings



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£725,000

ENTRANCE HALL Obscure glazed entrance door and sidelight, textured and coved ceiling, understairs cupboard, radiator, stairs to first floor.

CLOAKROOM Obscure double glazed window to rear aspect, vanity wash hand basin, close coupled WC, part tiled walls.

LOUNGE 19' 7" x 11' 10" (5.97m x 3.61m) Double glazed French doors to rear garden, double glazed window to front aspect, two radiators, textured and coved ceiling, feature fireplace.

DINING ROOM 13' 4" x 7' 10" (4.06m x 2.39m) Double glazed window to side aspect, radiator, textured and coved ceiling, glazed French doors to Kitchen

KITCHEN 14' 1" x 9' 6" (4.29m x 2.9m) Double glazed window to rear aspect, fitted base and wall units, one and a quarter bowl stainless steel sink unit with mixer tap inset into work tops, built in double oven and ring hob, integrated dishwasher, tiled splashbacks, door to utility room.

UTILITY ROOM 14' x 10' 3" (4.27m x 3.12m) max. Double glazed windows to side and rear aspects, glazed door to rear garden, fitted base and wall units, one and a quarter bowl stainless steel sink unit with mixer tap inset into work tops, textured and coved ceiling, door to garage.

FIRST FLOOR LANDING Double glazed window to front aspect, radiator, textured and coved ceiling, airing cupboard with radiator.

BEDROOM 11' 10" x 9' 6" (3.61m x 2.9m) Double glazed window to rear aspect, radiator, textured and coved ceiling, fitted wardrobes.

BEDROOM 11' 10" x 9' 6" (3.61m x 2.9m) Double glazed window to front aspect, radiator, textured and coved ceiling, fitted wardrobes.

SHOWER ROOM 9' 2" x 6' 5" (2.79m x 1.96m)

Obscure double glazed window to rear aspect, radiator, smooth ceiling, fitted tiled shower cubical, vanity wash hand basin, close coupled WC, heated towel rail, tiled walls.

FIRST FLOOR ANNEX LOUNGE 13' 3" x 12' 1" (4.04m x 3.68m) Stairs up from ground floor and entrance door, double glazed window to front and side aspects, radiator, coved to smooth ceiling.

ANNEX KITCHEN 9' 8" x 8' 3" (2.95m x 2.51m) Double glazed window to rear aspect, radiator, textured and coved ceiling, fitted base and wall units, sink unit with mixer tap inset into work tops, built in AEG electric oven and five ring induction hob.

ANNEX BEDROOM 9' 8" x 9' 8" (2.95m x 2.95m) Double glazed window to rear aspect, textured and coved ceiling, radiator.

STORE 10' 2" x 4' 10" (3.1m x 1.47m) Formerly the annex bathroom but suite has now been removed.

GARAGE 15' 7" x 8' 10" (4.75m x 2.69m) Up and over door to front, power and light connected.

REAR GARDEN Mostly laid to lawn, backing onto fields, timber shed, side access.

WORKSHOP 24' 10" x 21' 5" (7.57m x 6.53m)



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

GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.

1ST FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 1639 sq.ft. (152.3 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 as to their operability or efficiency can be given.
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AWAITING EPC

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