

Essex Road, Maldon
CM9 6JG

CURTIS O'BOYLE

Sales & Lettings





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CM9 6JG

£400,000

Offered with no onward chain a two bedroom detached bungalow situated on the popular Western side of Maldon convenient for local amenities. Accommodation includes a lounge, fitted kitchen and shower room. Twin driveway and single attached garage. Wide side access to rear garden. Gas central heating and double glazing.

ENTRANCE HALL Obscure double glazed entrance door, coved to smooth ceiling, loft access, radiator, airing cupboard.

LOUNGE 12' 1" x 11' 7" (3.68m x 3.53m) Double glazed windows to front and side aspects, radiator, coved to smooth ceiling.

KITCHEN 10' 6" x 8' 4" (3.2m x 2.54m) Double glazed window to rear aspect, obscure double glazed door to side aspect, coved to smooth ceiling with inset downlighters, fitted base and wall units, stainless steel sink with mixer tap inset into worktops, built in electric oven and four ring hob with hood above, space for washing machine, tiled splashbacks, wall mounted gas boiler concealed in cupboard.

SHOWER ROOM 7' 1" x 5' 1" (2.16m x 1.55m) Obscure double glazed window to rear aspect, heated towel, smooth ceiling with inset downlighters, shower cubicle, pedestal wash hand basin, close coupled WC, part tiled walls, extractor fan.

BEDROOM ONE 10' 10" x 10' 2" (3.3m x 3.1m) Double glazed window to front aspect, radiator, coved to smooth ceiling.

BEDROOM TWO 10' 2" x 7' 7" (3.1m x 2.31m) Double glazed window to rear aspect, radiator, coved to smooth ceiling.

GARAGE 16' 4" x 7' 9" (4.98m x 2.36m) Up and over door, glazed door to rear, power and light.

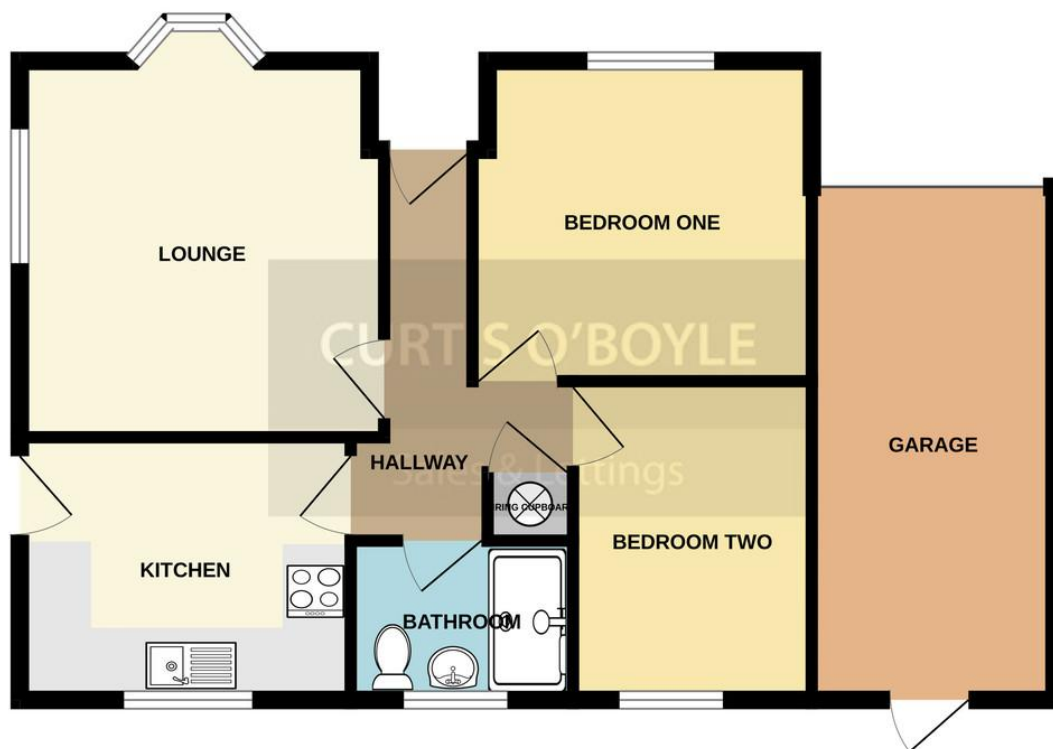
REAR GARDEN Paved patio area, area laid to lawn, timber shed, panelled fencing, outside tap, gated side aspect.

FRONT GARDEN Two block paved driveways, area laid to lawn with flower and shrub borders.



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

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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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