



Norfolk Road, Maldon
CM9 6AT

CURTIS O'BOYLE

Sales & Lettings



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£280,000

Situated on the popular Western side of Maldon, a two bedroom end terraced house with off street parking. Accommodation includes a fitted kitchen, lounge/diner and first floor bathroom. Rear garden, Double glazing, a gas central heating.

ENTRANCE PORCH Glazed entrance door, windows to front and side aspects, obscure glazed door to:

ENTRANCE HALL Textured ceiling, stairs to first floor, wood effect laminated flooring, radiator.

KITCHEN 9' 7" x 7' 1" (2.92m x 2.16m) Double glazed window to front aspect, radiator, wall mounted gas boiler, fitted base and wall units, stainless steel sink unit, tiled splashbacks.

LOUNGE/DINER 14' 6" x 13' 4" (4.42m x 4.06m) Double glazed door to rear garden, double glazed window to rear aspect, radiator, textured and coved ceiling.

FIRST FLOOR LANDING Textured ceiling, loft access.

BEDROOM ONE 12' 1" x 10' (3.68m x 3.05m) + recess. Two double glazed windows to front aspect, radiator, fitted wardrobe, over stairs airing cupboard.

BEDROOM TWO 12' x 7' 9" (3.66m x 2.36m) Double glazed window to rear aspect, radiator, textured ceiling

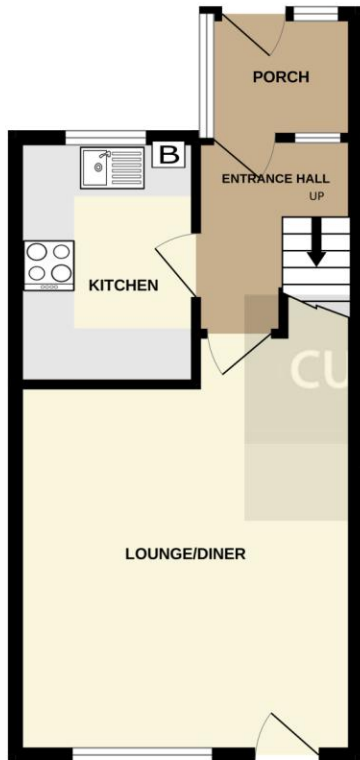
BATHROOM 8' 8" x 5' 6" (2.64m x 1.68m) Obscure double glazed window to rear aspect, smooth ceiling with inset downlighters, heated towel rail, panelled bath with mixer taps, shower attachment and shower over, close coupled WC, vanity wash hand basin, tiled walls and floor.

REAR GARDEN 24' (7.3m) approx in length. Paved patio area, laid to lawn, panelled fencing and brick wall to boundary, rear gate to TWO PARKING SPACES.

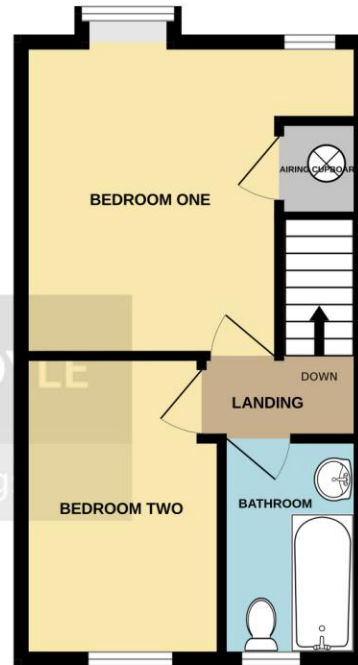


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



AWAITING EPC

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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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