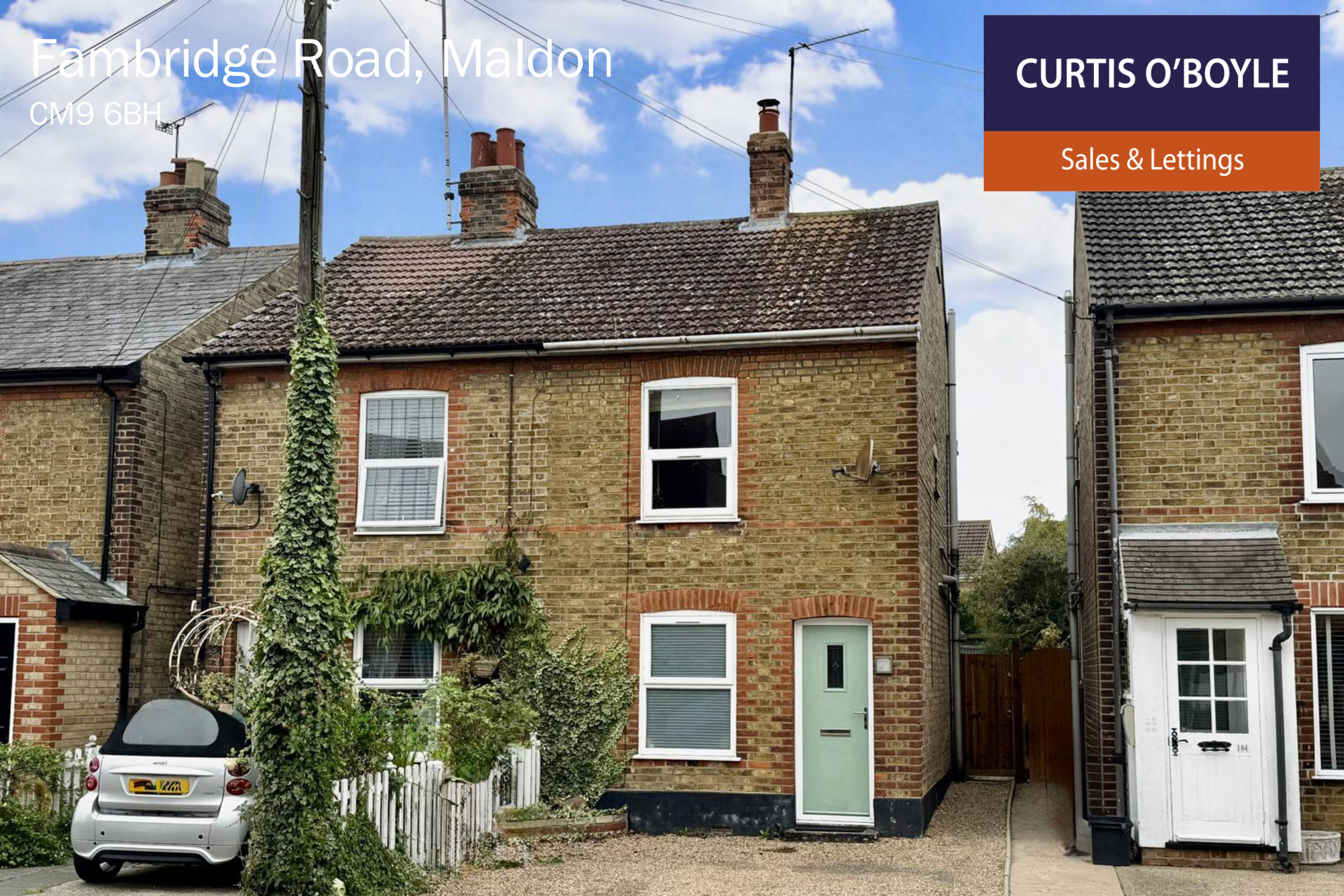


Fambridge Road, Maldon
CM9 6BH

CURTIS O'BOYLE

Sales & Lettings





Fambridge Road, Maldon

CM9 6BH £325,000

Semi-Detached House on Fambridge Road, Maldon, Essex

Situated within walking distance of Maldon's historic High Street and local schools, this established semi-detached house offers convenient living in a sought-after location.

The property features three first-floor bedrooms and a family bathroom, along with a lounge, separate dining room, and a fitted kitchen on the ground floor. To the rear, there is an attached external utility room providing useful additional space for appliances and storage.

Outside, the property benefits from an approximately 80-foot rear garden and a driveway to the front offering off-road parking.

Offered with no onward chain, this home presents a great opportunity for buyers looking to settle close to Maldon's town centre and its range of amenities.

LOUNGE 12' x 11' 11" (3.66m x 3.63m) Obscure double glazed entrance door, double glazed window to front aspect, coved ceiling, wood effect laminated flooring, feature cast iron fireplace.

DINING ROOM 12' x 11' 11" (3.66m x 3.63m) Stairs to first floor, understairs cupboard, wood effect laminated flooring, doorway to:

LOBBY 9' 4" x 3' 11" (2.84m x 1.19m) Double glazed window to rear aspect, skylight window, window and door to side aspect, tiled floor, one and a quarter bowl stainless steel sink unit with mixer tap inset into work top with base unit below, opening to:

KITCHEN 9' 4" x 6' 10" (2.84m x 2.08m) Fitted base and wall units, electric oven and four ring hob with stainless steel hood above, space for dishwasher, tiled splashbacks, tiled floor.

FIRST FLOOR LANDING Loft access, fitted cupboard.

BEDROOM ONE 12' x 8' (3.66m x 2.44m) + recess. Double glazed window to front aspect, radiator.

BEDROOM TWO 9' 5" x 6' 3" (2.87m x 1.91m) Double glazed window to rear aspect, radiator.

BEDROOM THREE 9' 4" x 6' 10" (2.84m x 2.08m) Double glazed window to rear aspect, radiator.

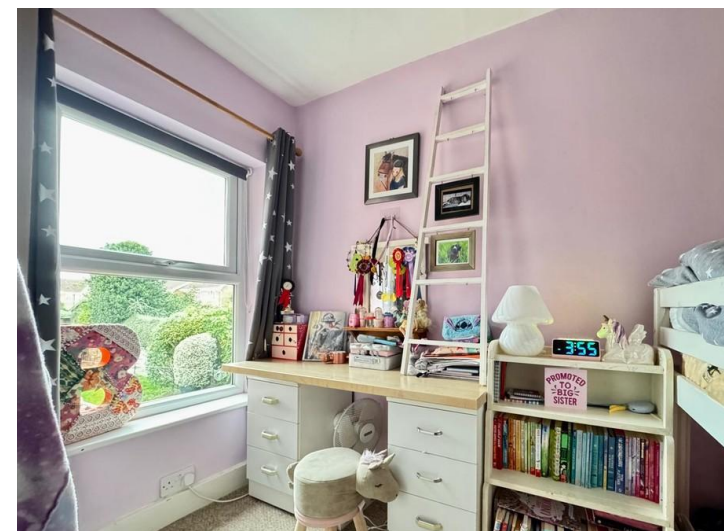
BATHROOM 6' 3" x 5' 5" (1.91m x 1.65m) Obscure glazed window to side aspect, panelled bath with electric shower over, vanity wash hand basin, close coupled WC, part tiled walls, extractor fan.

EXTERNAL

STORE/UTILITY Space for washing machine, power and lighting, attached to rear of house.

GARDEN 80' (25m) approx. in length. Paved patio area, laid to lawn, panelled fencing, gated side access.

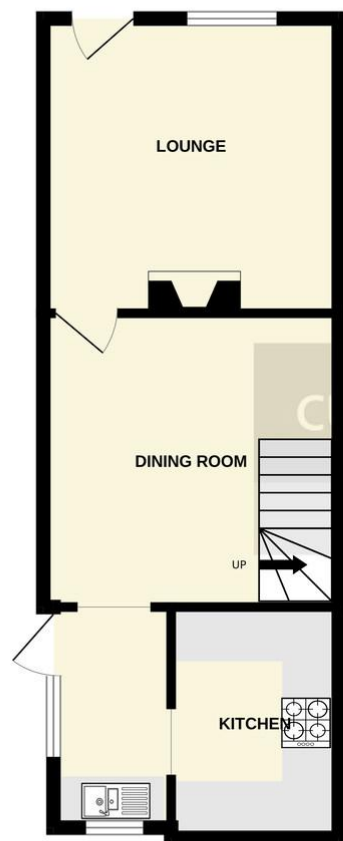
FRONT Shingled driveway.



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

GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 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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