



**Spital Road, Maldon CM9 6DZ**

**welcome to**

**Spital Road, Maldon**

**\*\*GUIDE PRICE £350,000 - £375,000\*\*** Located within WALKING DISTANCE OF MALDON HIGH STREET as well as several HIGHLY REGARDED SCHOOLS, and offering a perfect blend of CHARACTER & MODERN RENOVATIONS is this semi-detached home boasting SOUTH FACING GARDEN, GARAGE & PARKING.



## Entrance

Part glazed door:-

## Entrance Hall

Double glazed UPVC window to side, Herringbone flooring, radiator, open to:-

## Lounge

13' 9" x 13' ( 4.19m x 3.96m )

Double glazed UPVC window to front, centrepiece brick fireplace, feature exposed beams and brickwork, open to:-

## Dining Room

13' 5" x 9' 8" Max ( 4.09m x 2.95m Max )

Herringbone flooring, stairs rising to first floor, brick fireplace, radiator, open to entrance hall, open to:-

## Kitchen

10' 10" x 9' 3" ( 3.30m x 2.82m )

Modern fitted kitchen with Herringbone floor, comprising of one and half bowl sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in double oven, separate gas hob, fridge, freezer, dishwasher and microwave, open to:-

## Utility Room

6' 1" x 4' 7" ( 1.85m x 1.40m )

Double glazed window to side, skylight windows and French doors opening to the garden, fitted storage cupboard.

## Bathroom

Double glazed UPVC window to side, white suite comprising of panel bath with shower over, WC and pedestal basin, fully tiled walls, radiator.

## First Floor

### Landing

Double glazed skylight windows to side, stairs rising to loft room, feature original fireplace, radiator, doors to:-

### Bedroom One

13' 6" x 7' 9" Max ( 4.11m x 2.36m Max )

Double glazed UPVC window to rear with far reaching views, fitted wardrobes, radiator.

### Bedroom Two

11' 1" x 9' 5" Max ( 3.38m x 2.87m Max )

Double glazed UPVC window to front and skylight window to side, exposed beams, radiator.

### Bedroom Three

13' 1" x 6' 4" ( 3.99m x 1.93m )

Double glazed UPVC window to front, radiator.

## Second Floor

### Loft Room

13' 11" x 11' 11" ( 4.24m x 3.63m )

Double glazed UPVC window to side, restricted ceiling height.

## Outside

### Front

Laid to paving with gated side access to:-

### Rear Garden

Enclosed by panel fence, laid to lawn with patio seating area, gated access to driveway and garage.

### Garage

Accessed via Orchard Close, a single garage with up and over door and driveway in front providing off road parking.

## Agents Note

The property is of a timber construction.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Spital Road, Maldon

- Three Bedrooms plus Loft Room
- Two Reception Rooms
- Stylish Modern Kitchen & Bathroom
- Garage & Driveway to Rear
- South Facing Garden

Tenure: Freehold EPC Rating: F

guide price

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN103554 - 0002

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