



**Fambridge Road, Maldon CM9 6BJ**



**Welcome to**

**Fambridge Road, Maldon**

An opportunity to acquire this FOUR BEDROOM DETACHED HOME occupying a NON-ESTATE POSITION within the desirable Fambridge Road, boasting SOUTH FACING GARDEN as well as DOUBLE GARAGE, and REQUIRING MODERNISATION offered with NO ONWARD CHAIN AND FAST COMPLETION.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Porch

Covered porch area, part glazed door to:-

## Entrance Hall

Stairs rising to first floor with cupboard under, radiator, doors to:-

## Cloakroom

Double glazed UPVC window to side, low level WC and wall mounted basin, radiator.

## Study

7' 2" x 6' 5" ( 2.18m x 1.96m )  
Double glazed UPVC window to front, radiator.

## Lounge

13' 7" Max x 12' 9" Plus Bay ( 4.14m Max x 3.89m Plus Bay )  
Double glazed UPVC bay window to front,  
centre-piece gas living frame fireplace, radiators.

## Dining Room

11' x 10' 6" Max ( 3.35m x 3.20m Max )  
Double glazed UPVC French doors to rear opening to the garden, radiator.

## Kitchen

13' 7" x 9' 4" ( 4.14m x 2.84m )  
Double glazed UPVC windows to side and rear overlooking the garden, fitted kitchen 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, space for further appliances, radiator, door to:-

## Utility Room

6' 4" x 4' 7" ( 1.93m x 1.40m )  
Part glazed door to side passage, sink and drainer set in roll top surfaces with cupboard and space for appliances under, radiator.

## First Floor

### Landing

Loft access, airing cupboard, doors to:-

### Bedroom One

14' 8" Into Bay x 13' 8" Max ( 4.47m Into Bay x 4.17m Max )  
Double glazed UPVC bay window to front, range of fitted cupboards and drawers, radiator, door to:-

### Ensuite

Double glazed UPVC window to side, suite comprising of shower cubicle, low level WC and radiator, doors to:-

## Bedroom Two

13' 8" Max x 9' 6" ( 4.17m Max x 2.90m )  
Double glazed UPVC window to rear overlooking the garden, fitted cupboards, radiator

## Bedroom Three

11' x 6' 7" ( 3.35m x 2.01m )  
Double glazed UPVC window to rear overlooking the garden, radiator.

## Bedroom Four

11' x 7' ( 3.35m x 2.13m )  
Double glazed UPVC window to front, radiator.

## Bathroom

Double glazed UPVC window to side suite, comprising of panel bath, low level and vanity basin, part tiled walls, radiator.

## Outside

### Front

Block paved forecourt driveway providing parking for two vehicles leading to the garage, mature hedges to front, gated side access to:-

### Rear Garden

Enclosed by panel fence, laid to lawn with mature shrubs and trees, raised decked seating area.

### Garage

Double garage with up and over door, power, light, and door to garden.



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## Welcome to

### Fambridge Road, Maldon

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedrooms
- Three Reception Rooms

Tenure: Freehold EPC Rating: D

Guide price

**£395,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN103730 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01621 874837**



[Maldon@williamhbrown.co.uk](mailto:Maldon@williamhbrown.co.uk)



3 High Street, West Square, MALDON, Essex,  
CM9 5PB



[williamhbrown.co.uk](http://williamhbrown.co.uk)