



**Ben Cobey Avenue, MALDON CM9 6FT**

**welcome to**

**Ben Cobey Avenue, MALDON**

**\*\* GUIDE PRICE £300,000 - £315,000 \*\*** Situated on the DESIRABLE LIMEBROOK DEVELOPMENT within reach of LOCAL SUPERMARKET as well as convenient access to the A414 is this MODERN TWO BEDROOM HOME, enjoying SOUTHEAST FACING GARDEN as well as CARPORT & DRIVEWAY.



**Entrance Porch**

Covered porch area, part glazed door to:-

**Entrance Hall**

Double glazed UPVC window to front, built in cupboard, radiator, doors to:-

**Cloakroom**

Double glazed UPVC window to front, low level WC and pedestal basin, wall mounted Combi gas boiler.

**Kitchen/Lounge**

19' 8" x 13' 2" Max ( 5.99m x 4.01m Max )

Double glazed UPVC window and French doors to rear opening onto the garden, stairs rising to first floor, modern fitted kitchen comprising of sink and drainer set in stone effect work surfaces with range of eye and base level units incorporating a range of integrated appliances, radiator.

**First Floor****Landing**

Loft access, radiator, doors to:-

**Bedroom One**

13' 2" x 8' 10" ( 4.01m x 2.69m )

Double glazed UPVC window to rear overlooking the garden, radiator.

**Bedroom Two**

9' 9" Plus Recess x 7' 7" ( 2.97m Plus Recess x 2.31m )

Double glazed UPVC window to front, over stairs storage cupboard, radiator.

**Bathroom**

Modern white suite comprising of a panel bath with shower over, low level WC and pedestal basin, radiator.

**Outside****Front**

Laid to artificial grass.

**Rear Garden**

Enclosed panel fence, laid to artificial grass with patio seating area and timber shed to remain, gated rear access.

**Parking**

Block paved driveway and car port providing off road parking for two cars.



***view this property online*** [williamhbrown.co.uk/Property/MLN104187](http://williamhbrown.co.uk/Property/MLN104187)



**welcome to**

## **Ben Cobey Avenue, MALDON**

- Two Bedrooms
- Convenient Location
- Carport and Driveway
- Southeast Facing Garden
- Remainder NHBC

Tenure: Freehold EPC Rating: B

guide price

**£300,000 - £315,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MLN104187](https://www.williamhbrown.co.uk/Property/MLN104187)



Property Ref:  
MLN104187 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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](https://www.williamhbrown.co.uk)**