



Ben Cobey Avenue, Maldon CM9 6FT

Welcome to

Ben Cobey Avenue, Maldon

A TWO DOUBLE BEDROOM COACH HOUSE STYLE MAISONETTE, situated on the popular Limebrook development and OFFERED WITH NO ONWARD CHAIN, this property boasts GARAGE & PARKING and overlooks Nature Reserve to the rear.



Entrance

Entrance door to :-

Entrance Hall

Private entrance, built in cupboard, stairs with handrail leading up to the kitchen living area.

Kitchen / Living Area

19' 9" x 16' 2" max (6.02m x 4.93m max)

Double glazed UPVC windows to front and to rear overlooking nature reserve, modern kitchen comprising built in oven, gas hob and sink with drainer set in stone effect work surfaces, range of eye and base level units, combi gas boiler situated in separate cupboard, open plan with living area, radiator, door :-

Inner Hall

Radiator, doors to :-

Bedroom One

14' 7" max x 9' 6" (4.45m max x 2.90m)

Double bedroom with double glazed UPVC window overlooking nature reserve, built in storage behind door, radiator, door to :-

En Suite

6' 4" max x 6' (1.93m max x 1.83m)

Three piece suite comprising low level WC, shower cubical and sink basin, extractor and heated towel rail, floor tiles and tiled sink backsplash.

Bedroom Two

11' 3" x 10' (3.43m x 3.05m)

Double bedroom with double glazed UPVC window to front, radiator.

Bathroom

7' x 6' 3" max (2.13m x 1.91m max)

Double glazed UPVC window to front, three piece suite comprising low level WC, sink and that with shower over, fitted towel rail, part tiled walls, radiator.

Outside

Front

Allocated block paved parking in front of property leading to the garage.

Garage

19' 10" x 10' 8" max (6.05m x 3.25m max)

Up and over door, power, light and built in under stairs storage cupboard.



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welcome to

Ben Cobey Avenue, Maldon

- Two Double Bedrooms
- Garage & Parking
- Spacious Open Plan Living
- Bathroom and En Suite
- No Onward Chain

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN104195 - 0008

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.

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