



Suffolk Road, Maldon CM9 6AX

welcome to Suffolk Road, Maldon

- Two Bedrooms
- Loft Room
- Garage & Driveway
- Desirable West Maldon
- No Onward Chain

Tenure: Freehold EPC Rating: F
Council Tax Band: D

£325,000

view this property online williamhbrown.co.uk/Property/MLN104642



Property Ref:
MLN104642 - 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.

Entrance

Part glazed door to:-

Entrance Hall

Stairs rising to first floor, doors to:-

Cloakroom

Double glazed UPVC window to front, low level WC and pedestal basin.

Lounge Diner

26' 6" x 15' Max (8.08m x 4.57m Max)
Double glazed UPVC window to side and rear plus French doors to garden, centrepiece fireplace, radiator.

Kitchen

13' 8" x 8' 5" (4.17m x 2.57m)
Double glazed UPVC window to front, modern fitted kitchen comprising of sink and drainer set in wood effect work surfaces with eye and base level units, space for range style cooker, integrated dishwasher, wall mounted gas boiler.

First Floor

Landing

Stairs leading to loft room, doors to:-

Bedroom One

13' 2" x 13' (4.01m x 3.96m)
Double glazed UPVC window to rear, fitted wardrobes, radiator.

Bedroom Two

11' 7" Max x 9' (3.53m Max x 2.74m)
Double glazed UPVC window to front, built in cupboards, radiator.

Bathroom

Double glazed UPVC window to front, white suite comprising of panel bath, low level WC and pedestal basin.

Second Floor

Loft Room

14' 7" x 8' 10" Plus Recess (4.45m x 2.69m Plus Recess)
Double glazed UPVC window to rear and Vellum skylight to front, fitted wardrobes, radiator, door way to:-

Ensuite

White suite comprising of panel bath, low level WC and pedestal basin, tiled walls.

Outside

Front

Driveway providing off road parking.

Rear Garden

Enclosed by panel fence, laid to lawn with patio seating area, wooden shed to remain.

Garage

Single garage with barn style doors to front and door to rear accessing the garden.



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