



**Falcon Fields, Maldon CM9 6YL**

welcome to

## Falcon Fields, Maldon

IDEAL FIRST TIME BUY. Located on the popular Keeble Park Development, with convenient access to LOCAL SHOPS, SUPERMARKET AND PARKS is this one bedroom corner house, with ALLOCATED PARKING.



## Entrance Porch

Covered porch area, part glazed door to:-

## Entrance Hall

Doors to:-

## Lounge

16' Max x 9' 10" ( 4.88m Max x 3.00m )

Double glazed UPVC box bay window to front, stairs rising to first floor with cupboard under, radiator.

## Kitchen

10' 6" x 5' 2" ( 3.20m x 1.57m )

Fitted kitchen comprising of one and half bowl sink and drainer set in work tops with eye and base level units, built in oven gas hob with extractor over, space for appliances.

## First Floor

### Bedroom One

11' 7" Max x 9' 10" ( 3.53m Max x 3.00m )

Double glazed UPVC window to front, fitted wardrobes, cupboard housing gas boiler, radiator.

### Bathroom

7' 2" x 5' 2" ( 2.18m x 1.57m )

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

## Outside

### Front

Laid to lawn with mature shrubs, brick built storage cupboard.

### Parking

Allocated parking.



**Ground Floor**



**First Floor**



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## Falcon Fields, Maldon

- Double Bedroom with Fitted Wardrobe
- Bay Front Lounge
- Outdoor Storage
- Allocated Parking
- Desirable South Maldon Location

Tenure: Freehold EPC Rating: C

Council Tax Band: B

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

fixed price

**£230,000**



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Property Ref:  
MLN104662 - 0002

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