



34 Prince Of Wales Road, Maldon, CM9 8PX
Guide price £450,000



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Some More Information...

The front composite entrance door leads into the entrance hall, where there is a storage cupboard ideal for coats and shoe storage. A glazed door leads into the semi open plan living dining space, which has exposed timber flooring uPVC window to the front elevation along with a brick built open fire, chimney, and surround. The dining area is partially separated by a low-level brick wall and open timber stud above and has uPVC French doors leading out to the rear garden. The kitchen comprises a range of eye and base level cupboards and drawers beneath a square edged work surface, along with a full height pantry storage cupboard. Appliance spaces include slimline dishwasher, washing machine and electric cooker with fitted stainless steel extractor hood, tiled splash backs and floors. An opening leads from the kitchen where the ground floor W.C. can be found along with a door to the side pathway.

From the living area a staircase rises to the first floor where there are four bedrooms, three of which are double sized rooms. The principal bedroom has dual aspect uPVC windows to front and side, whilst bedroom two is located to the rear with its uPVC to the rear. Bedroom three is located to the front and has a uPVC window to the front along with a slim storage cupboard. Bedroom four is located to the rear and is currently used as a study area. The family bathroom comprises panel enclosed shower bath, low level W.C. and wash hand basin. All the first-floor bedrooms along with the family are accessed from the central landing where there is airing cupboard.

Externally...

The property has off street parking to the front, flanked by an area of lawn, which in turn leads to the integral single garage with up and over door. Gated access to the side leads to the rear garden which is mainly laid to lawn and enclosed by wood panel fences. A paved terrace area is located to the immediate rear of the property with the rear garden being approximately 65ft in length. The property has oil fired central heating with an external boiler located in a covered area to the side of the property.

Location...

Located just 0.5miles from Great Totham Primary School with

its "good" Ofsted rating, and 0.4miles Great Totham Village Shop & Post Office, along with a Church, village hall and public houses. The nearby village of Wickham Bishops also offers a Library, village shop and Post Office, Mrs Salisbury's Tea Rooms, Olio's at The Chequers, along with Health Food shop, estate agents, nail salon and two hair salons. Located just 2.3miles from the property is Benton Hall, Golf, Health, and Country Club, which offers not only an 18-hole championship golf course as well as the "Bishops" par 3, 9-hole course. The health club offers various classes along with indoor swimming pool, gymnasium, and spa facilities.

The historic quayside town of Maldon, is located approximately 3.4 miles away, provides a mixture of shops from independent, regional, and national retailers, schools, restaurants, and social amenities. The nearest railway station can be found at Witham, just over 3.9 miles away. For the golfing enthusiast, Forrester's Golf Club can be found 1.3miles away.

Entrance Hall

8'1" x 3'5" (2.46m x 1.04m)

Lounge

15'8" x 12'11" (4.78m x 3.94m)

Dining Room

9'11" x 8'11" (3.02m x 2.72m)

Kitchen

10'11" x 8'11" (3.33m x 2.72m)

W.C

5'11" x 2'10" (1.80m x 0.86m)

Bedroom One

13'10" x 9'10" (4.22m x 3.00m)

Bedroom Two

12'2" x 9'11" (3.71m x 3.02m)

Bedroom Three

11'5" x 10'2" (3.48m x 3.10m)

Bedroom Four

7' x 6' (2.13m x 1.83m)

Bathroom

6'10" x 5'11" (2.08m x 1.80m)

Services

Council Tax Band - E

Local Authority - Maldon District Council

Tenure - Freehold

EPC Rating - E

Broadband Availability - Ultrafast Fibre Broadband Available with speeds up to 940Mbps (details obtained from Ofcom Mobile and Broadband Checker) - December 2023

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 (details obtained from Ofcom Mobile and Broadband Checker) - December 2023

Services -

Mains Electric

Oil Fired Central Heating Via Radiators

Mains Water

Mains Sewerage

Construction Type - We understand the property to be of Traditional Construction of Brick and Block with concrete pantile roof. The property also has timber external cladding to the first floor and was built at a period of time where there wasn't a requirement for it to conform to lifetime homes or disabled access standards.

Flood Risk - Data Taken from Gov.UK Flood Map.

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

Flooding from Reservoirs - Very Unlikely In This Area

Flooding from Ground Water - Very Unlikely In This Area

Planning Applications in the Immediate Locality - Checked December 2023

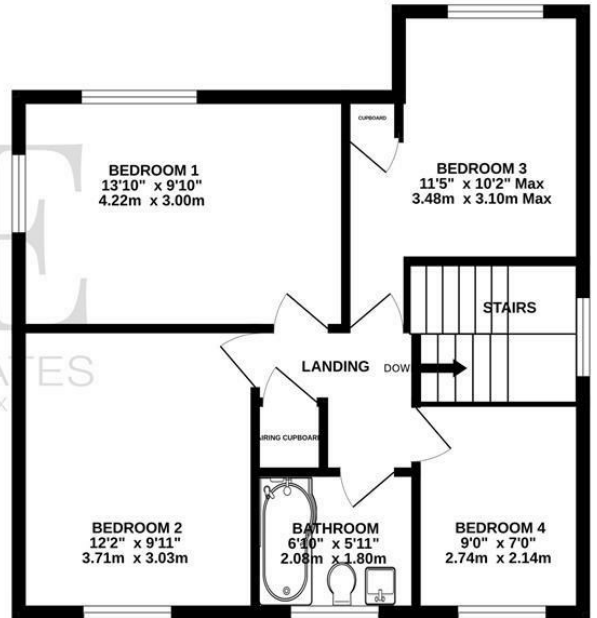
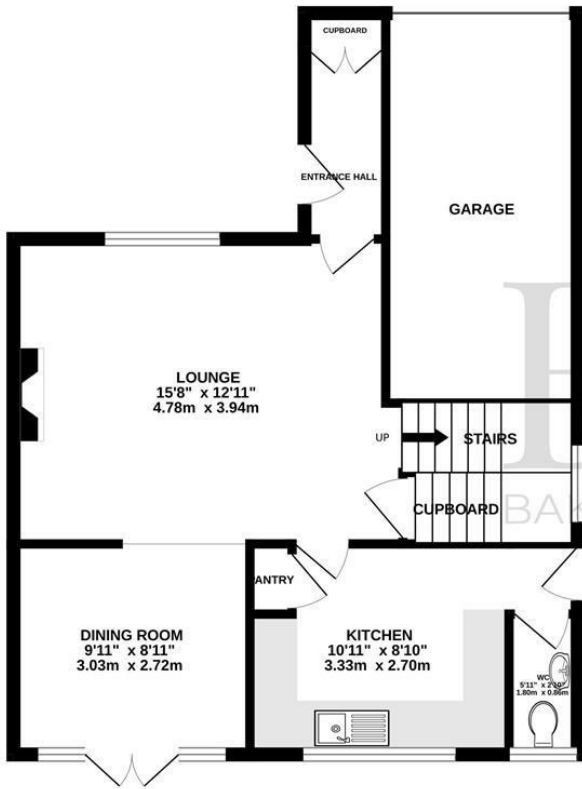
At the time of instruction to the market we understand that there is approved planning application for the extension of the immediately adjacent property, to allow for the creation of a first floor extension to the front of the property, two storey rear extension projecting a total of 4.1m out from the rear of the existing property along with a increasing the size of the front driveway parking.

A further application for 49 properties accessed from Catchpole Lane (0.3miles from the property) was refused by Maldon District Council on the 21st August 2023.



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.

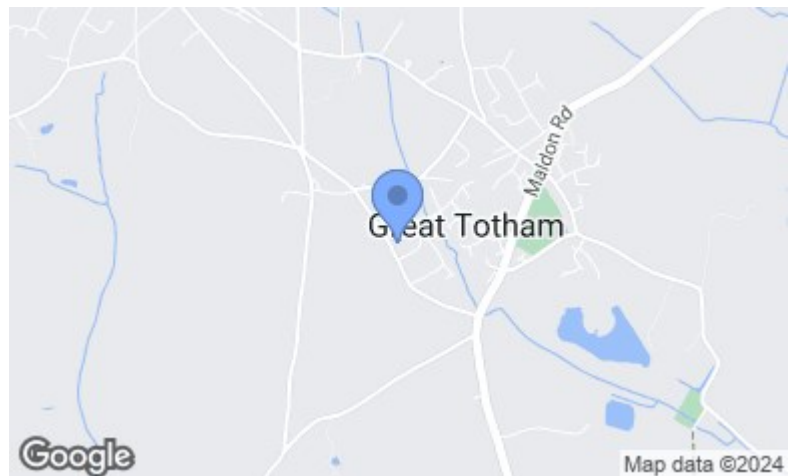


TOTAL FLOOR AREA : 1162 sq.ft. (107.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.