



13 Harvey Road, Maldon, CM9 8QA
Offers in excess of £350,000



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Some More Information...

In need of total renovation this four bedroom semi-detached property located in a cul-de-sac position within the sought after village of Great Totham. From the entrance door, you lead into the entrance hall with a good sized storage cupboard a further door leads into the lounge with patio sliding doors to the front elevation, opening to dining room and door to kitchen. The dining room has further sliding patio doors leading to the uPVC conservatory with single door leading out to the rear garden. The kitchen has a window to the rear elevation and further door leading to the rear lobby with door to side and ground floor cloakroom.

To the first floor the central landing gives access to all room, with bedroom one having window to the rear, bedroom two has sliding fitted wardrobes, whilst bedroom three has a window to the front and bedroom four window to the rear. Completing the first floor accommodation is the shower room comprising shower enclosure, W.C. pedestal mounted wash hand basin and bidet.

Externally...

To the front of the property is a concrete driveway flanked by an area of garden and in turn leading to the integral garage with up and over door, gated access leads to the side past the oil tank to the rear garden.

Entrance Hall

5'2" x 3'5" (1.57m x 1.04m)

Lounge

15'7" x 12'10" (4.75m x 3.91m)

Dining Room

9'10" x 9'1" (3.00m x 2.77m)

Kitchen

11'1" x 8'10" (3.38m x 2.69m)

Ground Floor Cloakroom

5'10" x 2'10" (1.78m x 0.86m)

Conservatory

8'1" max x 10'1" max (2.46m max x 3.07m max)

First Floor Landing

Bedroom One

12'3" x 9'11" (3.73m x 3.02m)

Bedroom Two

12'2" x 9'10" (3.71m x 3.00m)

Bedroom Three

9'6" x 7'11" (2.90m x 2.41m)

Bedroom Four

8'11" x 6'11" (2.72m x 2.11m)

Shower Room

6'10" x 5'10" (2.08m x 1.78m)

Location...

Located just 0.5miles from Great Totham Primary School with its "good" Ofsted rating, and 0.5miles 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.

Services...

Council Tax Band - C

Local Authority - Maldon District Council

Tenure - Freehold

EPC Rating - E

Broadband Availability - Ultrafast Fibre Broadband Available with speeds up to 1000mbps via Openreach and Gigaclear (details obtained from Ofcom Mobile and Broadband Checker) - May 2024

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) - May 2024

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 - Unlikely In This Area

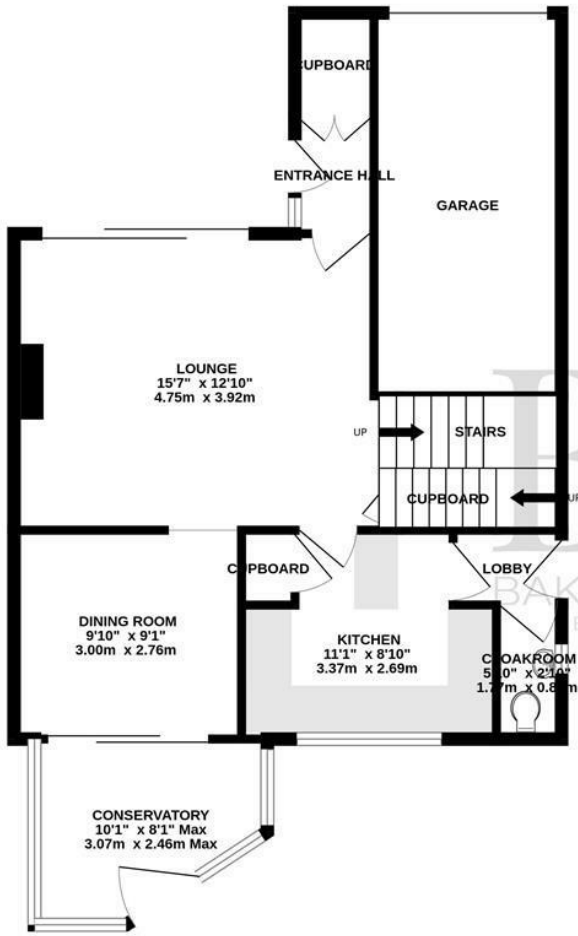
Flooding from Ground Water - Unlikely In This Area

Planning Applications in the Immediate Locality - Checked May 2024

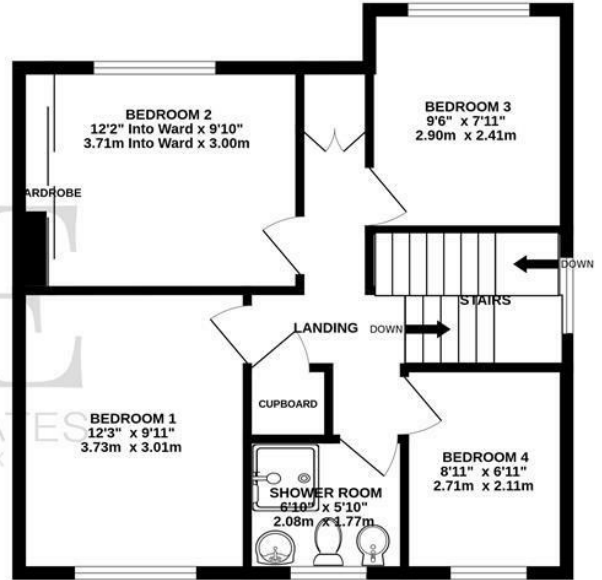
At the time of instruction to the market we understand that there an further application for 49 properties accessed from Catchpole Lane (0.3miles from the property) was refused by Maldon District Council on the 21st August 2023.



GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.

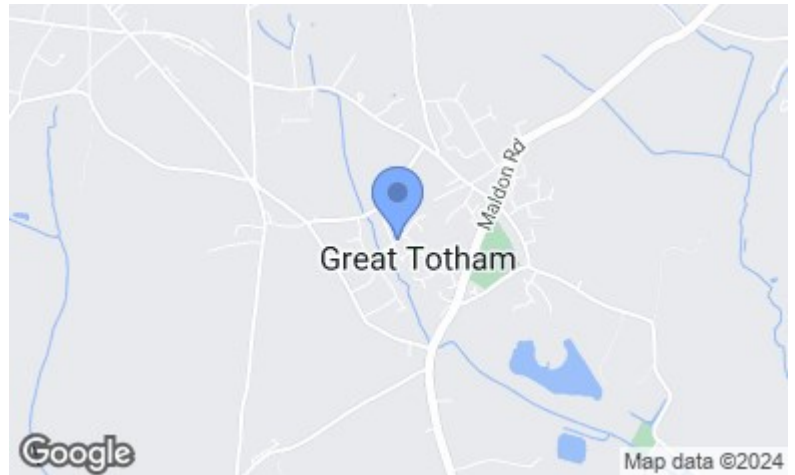


TOTAL FLOOR AREA: 1233 sq.ft. (114.5 sq.m.) approx.

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	51	75

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		



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