



12 Guernsey Court, Maldon , CM9 6DY
Guide price £190,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED WITH NO ONWARD CHAIN! Ideally situated within this tucked away location yet within close proximity to Maldon's historic High Street offering a wide range of shopping facilities. IS THIS ONE BEDROOM RETIREMENT BUNGALOW that over looks gardens to the front and is situated within the popular Guernsey Court over 55's development. Featuring further accommodation comprising of lounge/diner, kitchen and shower room with white suite. Council Tax Band B. Energy Efficiency Rating D.

Entrance Porch

Entrance door and door into lounge/diner.

Lounge/diner 12'5 x 11'8 (3.78m x 3.56m)

Pvc double glazed window over looking garden area, wall mounted heater, through to kitchen and door to inner hall.

Kitchen 9' x 6'6 (2.74m x 1.98m)

Pvc double glazed window, selection of base and wall cabinets with integrated Neff oven and induction hob with extractor fan, sink and drainer unit with mixer tap. Fridge/Freezer and washing machine to remain. Part tiled.

Inner Hallway

Airing Cupboard with shelving and separate storage cupboard. Door to bedroom and shower room.

Bedroom 11'7 x 9' (3.53m x 2.74m)

Pvc double glazed window, wall mounted heater.

Shower room

Pvc double glazed window, three piece white suite comprising of wc, wash hand basin with cabinet under and walk in shower cubicle with shower system. Part tiled.

Communal Gardens

The property fronts onto the communal gardens which are lawned with flower and shrub borders.

Area Information

The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored by devoted owners, some are still in

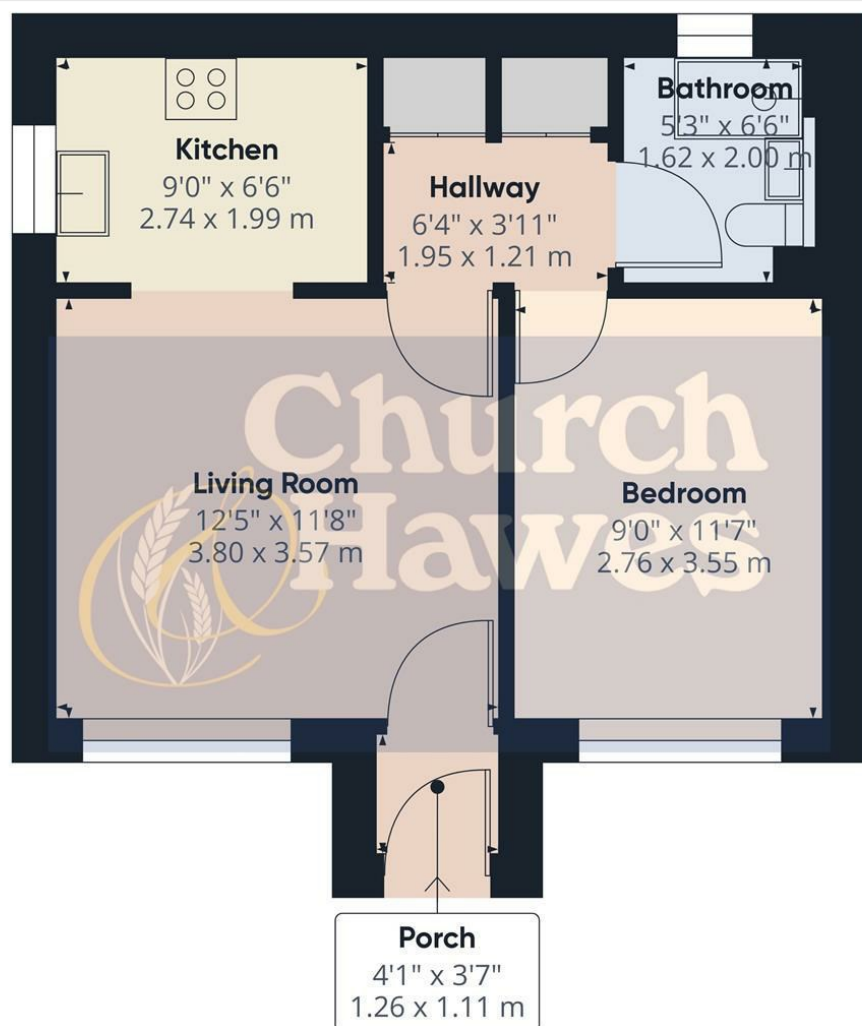
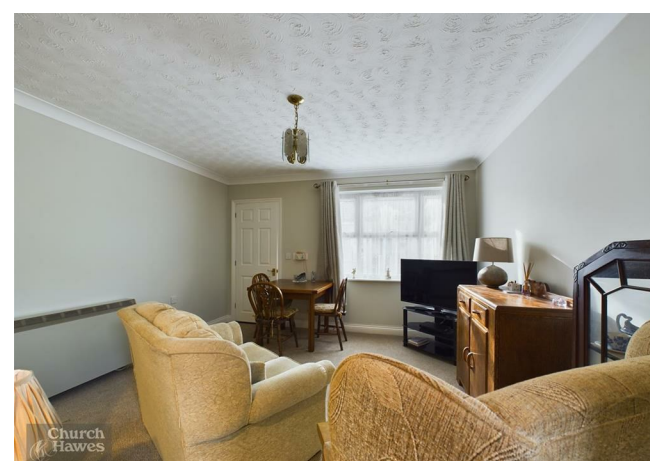
use commercially as charter vessels. The Hythe Quay offers historic pubs incorporating The Queens Head and Jolly Sailor both offering fine food. The Edwardian Promenade close to Hythe Quay enjoys stunning riverside walks and large amenity areas, including a children's splash park, which is ideal for picnics and family days out. Maldon's Historic High Street offers a unique and individual shopping experience and a Marks & Spencer's simply food, along with many coffee shops and restaurants.

Further information can be found by visiting "www.itsaboutmaldon.co.uk".

Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool street station. The A12 leading to London is an approx. 15/20 minute drive, and access to the A127 and A13 is via the A130.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Approximate total area⁽¹⁾
 413.14 ft²
 38.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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