



Viking Road, Maldon, Essex CM9 6JN
Guide price £330,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to this extended three-bedroom house that over looks a green to the front. The property offers a LOUNGE, CONSERVATORY, KITCHEN/BREAKFAST ROOM perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of space for the whole family to unwind and make lasting memories.

Situated within walking distance of Wentworth primary school and the lower & upper Plume secondary schools, this home offers convenience for families with children. The addition of a conservatory allows you to enjoy the beauty of the outdoors all year round, while the cloakroom provides added practicality for busy households. Furthermore, there is a GARAGE and PARKING TO THE REAR. The CLOAKROOM is a convenient feature that adds to the overall functionality of this lovely home.

Don't miss out on the opportunity to make this house your own - book a viewing today and envision the endless possibilities that await you at Viking Road, Maldon.

Council Tax Band C. Awaiting Energy Performance Certificate



Main Bedroom 11'4 x 10'4 (3.45m x 3.15m)

Double glazed window, radiator.

Bedroom 2 11'11 x 9'2 (3.63m x 2.79m)

Double glazed window, radiator. Airing cupboard.

Bedroom 3 8'10 x 8' (2.69m x 2.44m)

Double glazed window, radiator.

Bathroom

Double glazed window, radiator. Three piece white suite comprising of wc, wash hand basin and bath with Triton shower system. Part tiled.

Landing

Access to loft, stairs down to

Entrance Hall

Entrance door, radiator, storage cupboard and under stairs cupboard, tiled flooring. Doors to.

Cloakroom

Pvc double glazed window, two piece white suite comprising of wc and wash hand basin

Kitchen/Breakfast Room 12'2 x 11'2 (3.71m x 3.40m)

Double glazed window, radiator. Selection of base and wall cabinets. Space for range style cooker and space for fridge freezer, washing machine and dishwasher. Sink and drainer unit, breakfast bar for 4 persons.

Lounge 18'4 x 10'10 (5.59m x 3.30m)

Pvc double glazed window to rear and door to the rear garden, radiator. Double doors to the conservatory.

Conservatory 12' x 9'3 (3.66m x 2.82m)

Double glazed windows to rear and side with double doors to rear garden and double doors to lounge. Polycarbonate roofing.

Rear Garden

Flower and shrub borders, access to rear of garage.

Garage 16'7 x 7'6 (5.05m x 2.29m)

Up and over door and personal door to rear garden.

Parking

There is parking in front of the garage to the rear, which is accessed from the rear garden.

Frontage

Lawned with path way to entrance door

Area Description

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.

Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793. Today Heybridge Basin is a haven for leisure craft and walkers and also offers two popular pubs. 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

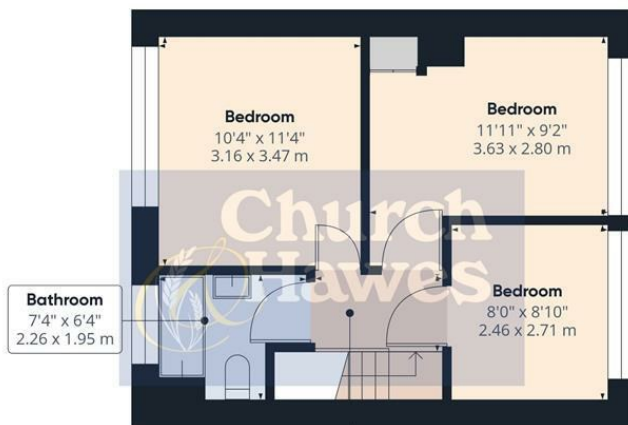
working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.







Floor 0 Building 1



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Approximate total area⁽¹⁾

937.96 ft²
87.14 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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