

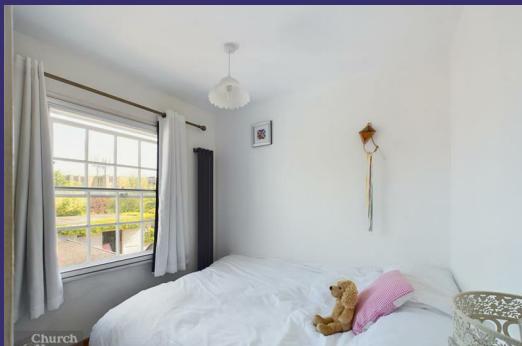


Church

8 London Road, Maldon, Essex CM9 6HD

Guide price £290,000

A GRADE II LISTED PROPERTY LOCATED IN "OLD MALDON" A SHORT WALK AWAY FROM THE HIGH STREET. This two bedroom home boasts a wealth of traditional features including sash windows, exposed floor boards and a fireplace with log burner which is open to both the Living Room and Dining Room. The rear of the Dining Area is open plan to the Kitchen which leads to the Ground Floor Shower Room/Utility. Externally, the property boasts a manageable Garden with a raised, decked seating area. The property also benefits from Permit Parking in London Road and will be offered with NO ONWARD CHAIN. EPC: G, Council Tax: B.



Bedroom 12'0 x 9'4 (3.66m x 2.84m)

Sash window to front, storage cupboard.

Bedroom 8'0 x 6'2 (2.44m x 1.88m)

Secondary glazed sash window to rear, storage cupboard.

Landing

Stairs down to:

Dining Room 11'0 x 8'8 (3.35m x 2.64m)

Verticle elctric radiator, exposed floor boards, open plan to Kitchen, access to Living Room separated by fireplace with log burner open to both rooms.

Living Room 11'0 x 9'1 (3.35m x 2.77m)

Secondary glazed sash window to front, entrance door to front, electric radiator. feature fireplace with log burner, exposed floor boards.

Kitchen 6'4 x 5'0 (1.93m x 1.52m)

Window to rear and side, butler sink with tiled splash backs, tiled floor.

Shower Room 10'0 x 3'7 (3.05m x 1.09m)

Obscure double glazed window to side, space and plumbing for washing machine, tiled shower unit, wash hand basin with mixer tap, low level w.c., tiled floor.

Rear Garden

Paved pathway leading to raised decked area, shed to rear.

Frontage & Parking

Entrance door to front and permit parking.

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.

