



34 Washington Road, Maldon , CM9 6BL
Guide price £270,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

BEING OFFERED FOR SALE VIA "MODERN METHOD OF AUCTION" (SEE AUCTIONEERS NOTES) ***CASH PURCHASE ONLY*** Welcome to this charming detached bungalow which requires full refurbishment but is well located on Washington Road in the vibrant town of Maldon. The property consists of lounge/diner, two bedrooms, bathroom and a kitchen. The property also features a good size garden, off road parking and a garage.

Situated in a prime location, this home is conveniently close to local shops and excellent transport links, making daily errands and commutes a breeze. Additionally, being near the historic Maldon High Street allows residents to explore the town's rich heritage and enjoy its quaint charm.

Property is offered for sale through the modern method of auction which is operated by iamsold limited. PLEASE SEE AGENTS NOTE and TERMS & CONDITIONS!!

Tenure: Freehold - Council Tax Band: D - Energy Efficiency Rating: E

Entrance

Main entrance door;

Hallway

Radiator, loft access.

Bedroom One 13' x 10'9" (3.96m x 3.28m)

Range of fitted and built in wardrobes and sets of drawers, bay window with radiators.

Bedroom Two 14'10" x 9'6" (4.52m x 2.90m)

Bay window, radiators, built in storage cupboards

Lounge 12' x 10'5" (3.66m x 3.18m)

Feature fire with back boiler, radiator, opens through to;

Conservatory 10'10" x 9'11" (3.30m x 3.02m)

Radiator, double glazed windows, double glazed 'French' doors leading out to the garden

Bathroom

Wall mounted mains shower unit (there is currently no bath or shower tray/cubicle installed), wash basin, low level wc, double glazed window.

Kitchen 13'4" x 10' (4.06m x 3.05m)

Range of wall and base units, work top surfaces, stainless steel circular sink with drainer, electric hob, eye level integrated oven, radiator, airing cupboard, storage cupboard. Radiator, double glazed windows, double glazed door leading out to the garden

Outside

Garden

Approx. 80ft garden, mainly laid to lawn with a mixture of trees, border hedging, side access, access door to the garage.

Garage 22'3" x 7'10" (6.78m x 2.39m)

Up and over door, power and lighting, rear door leading to the garden.

Parking

Off road parking provided.

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data

will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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.

