



80 Norfolk Road, Maldon, CM9 6AT Guide price £270,000

****STAR BUY** DO NOT MISS OUT! LOCATED IN AN EVER POPULAR NO THROUGH ROAD ON THE MOST DESIRABLE WESTERN SIDE OF MALDON IS THIS TWO BEDROOM HOME.** The property offers Two First Floor Bedrooms being serviced by a Family Bathroom. The Ground Floor is accessed from an Entrance Hall and comprises a Kitchen and Living/Dining Room overlooking the Private Rear Garden. Parking is also offered to the Rear in the residence private Parking area. The property will be offered for sale with No Onward Chain and would suit First Time Buyers, Buy to Let investors or even those looking to downsize. Call Church & Hawes now to arrange your early viewing. EPC: C, Council Tax: C.



Bedroom 12'1 x 10'1 (3.68m x 3.07m)

Double glazed window to front, radiator, coved to ceiling, storage cupboard.

Bedroom 11'10 x 7'1 (3.61m x 2.16m)

Double glazed window to rear, radiator, coved to ceiling.

Bathroom 8'6 x 5'2 (2.59m x 1.57m)

Obscure double glazed window to rear, panelled bath with shower above, pedestal wash hand basin, low level w.c., radiator.

Landing 6'0 x 2'11 (1.83m x 0.89m)

Access to loft, coved to ceiling, stair down to:

Entrance Hall

Double glazed window to front, door to front, wood effect flooring, coved to ceiling doors to Living/Dining Room and:

Kitchen 6'11 x 6' (2.11m x 1.83m)

Double glazed window to front, radiator, wall mounted boiler, range of matching units, stainless steel sink/drainer unit, space for cooker with extractor above, wood effect flooring, space and plumbing for washing machine, part tiled to walls.

Living/Dining Room 14'5 x 13'5 (4.39m x 4.09m)

Double glazed window to rear, double glazed sliding door to rear, radiator, wood effect flooring, television point.

Rear Garden

Fenced to boundaries, pathway extending to rear with gate to parking area, bark lined area, timber shed.

Parking area

Allocated to the rear, shared with neighbouring homes.

Frontage

Front garden area with steps upto storm porch.

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.

