



Spital Road, Maldon, CM9 6EB
O.I.E.O £300,000

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***Three/four bedroom semi detached property in need of full refurbishment! Situated within walking distance to Maldon's historic High Street offering a vast array of cafe's, bars and restaurants along with shopping facilities. Please refer to floorplan for layout, No Onward Chain!. Council Tax Band C. Energy Efficiency Rating G.



Bedroom 1 11'10 x 10'10 (3.61m x 3.30m)

Sash window to front, door to bed 4/nursery

Bedroom 2 11'9 x 10'2 (3.58m x 3.10m)

Window to rear

Bedroom 3 9'5 x 6'5 (2.87m x 1.96m)

Window to side

Bedroom 4/Nursery 7'8 x 5'5 (2.34m x 1.65m)

Window to front

Bathroom 9'10 x 5'11 (3.00m x 1.80m)

Window to side

Hallway

Entrance door, doors to:

Lounge 11'10 x 10'9 (3.61m x 3.28m)

Bay window to front

Dining Room 11'10 x 10'2 (3.61m x 3.10m)

Window to rear

Kitchen 15'9 x 9'10 (4.80m x 3.00m)

Window to rear and side, door to side

Rear Garden

Right of way from neighbouring property, shared access pathway to front.

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.

Auctioneers Comments

'This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. 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.



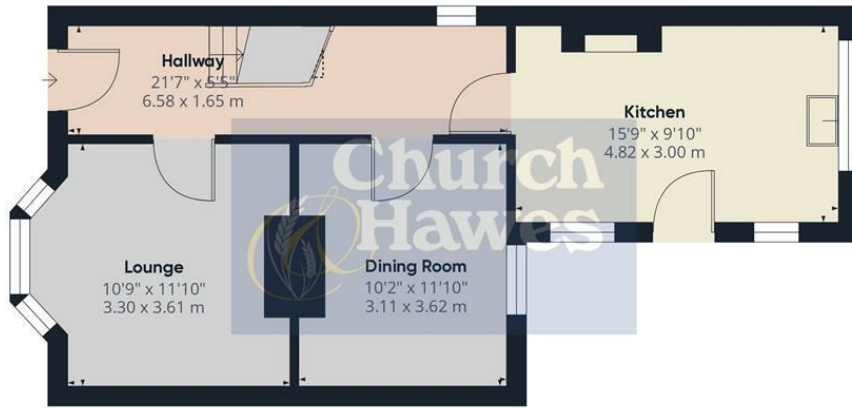
Church Hawes



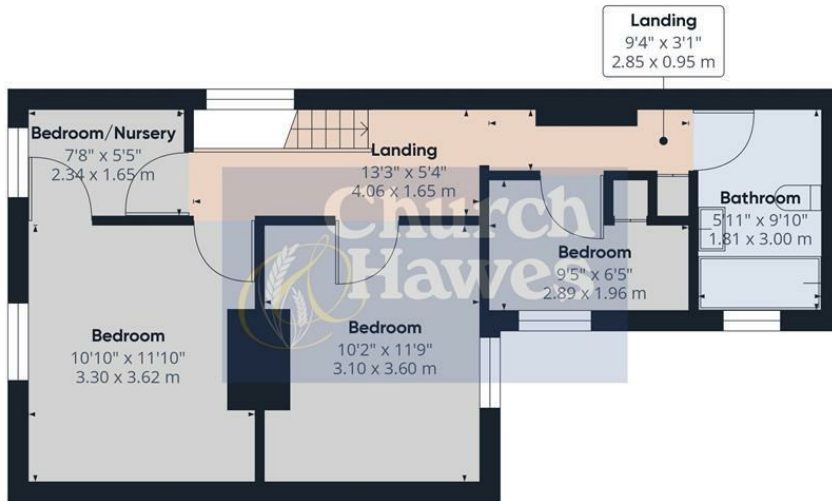
Church Hawes



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Floor 0



Floor 1

Approximate total area⁽¹⁾

1003.95 ft²
93.27 m²

Reduced headroom

0.32 ft²
0.03 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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