



12 Cumberland Avenue, Maldon, CM9 6JT £465,000

Situated on the popular Western side of Maldon and situated on a generous corner plot is this FOUR BEDROOM, extended SEMI DETACHED house. The property is available on the market for the first time since it was built in the 1960's and is being offered with NO ONWARD CHAIN. Internally the property features four bedrooms, one with en suite shower room and a family bathroom. The ground floor benefits from a lounge/diner, conservatory, fitted kitchen with a separate utility room and ground floor wc. Externally the property features a westerly facing garden, off road parking and a garage.

Tenure: Freehold - Council Tax Band: C - Energy Efficiency Rating: D.



Entrance Porch

Main entrance door, door to entrance hall

Entrance Hall

Stairs to first floor, storage cupboard, radiator.

Lounge/Diner 24'3 x 8'10 narrowest point (7.39m x 2.69m narrowest point)

Double glazed window to the front, feature gas fire, radiator, double glazed window to the rear of the room with double glazed door leading out to the conservatory.

Conservatory 9'8 x 9' (2.95m x 2.74m)

Enclosed double glazed sealed units, double glazed door leading out to the garden.

Kitchen 10'8 x 8'7 (3.25m x 2.62m)

A range of wall and base units, work top surfaces, sink with drainer. Double glazed windows, integrated eye level oven and grill, work top mounted gas hob, integral dishwasher. Wall mounted gas boiler and space for tall standing fridge/freezer. Access to Utility Room.

Utility Room 9'1 x 8'8 (2.77m x 2.64m)

Range of wall and base units, timber work top surfaces, butler sink, space and plumbing for washing machine and tumble dryer. Double glazed window and door leading out to the garden, radiator. Door to the WC; door to the garage.

Ground Floor WC

Low level WC

Garage 16'11 x 9'3 (5.16m x 2.82m)

Power and lighting connected, meter for the solar panels, electric roller door.

First Floor

loft access, airing cupboard.

Bedroom One 18'6 x 8'11 (5.64m x 2.72m)

Double glazed window, radiator. Access to En Suite.

En Suite

Shower cubicle with shower unit, low level WC, wash basin, radiator. Storage cupboard, double glazed window, extractor.

Bedroom Two 11'9 x 11'4 (3.58m x 3.45m)

Fitted wardrobes, double glazed window over looking the rear garden, radiator.

Bedroom Three 11'11 x 11'5 (3.63m x 3.48m)

Double glazed window, radiator, fitted wardrobes.

Bedroom Four 9'0 x 8'3 (2.74m x 2.51m)

Double glazed window, radiator.

Bathroom

Panel bath with shower unit over, low level wc, wash basin with vanity storage, double glazed windows, radiator.

Outside

Garden

Westerly facing garden with a paved area, pathway, laid to lawn with a range of trees, flowers and shrubs. Two timber sheds (one with power) and greenhouse.

Frontage

Off road parking providing for 2/3 cars.

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.

