



Poulton Close, Maldon, CM9 6GB
Price £325,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled in the desirable cul-de-sac of Poulton Close in Maldon, this charming house offers a perfect blend of comfort and style. WITH TWO WELL PROPORTIONED BEDROOMS, this property is ideal individuals seeking a tranquil living space.

One of the standout features of this home is THE IMPRESSIVE CONSERVATORY, which floods the space with natural light and creates a delightful atmosphere for enjoying the garden views throughout the seasons. The conservatory serves as an excellent extension from the kitchen/dining room, perfect for casual dining or simply unwinding with a good book.

The property is WELL PRESENTED THROUGHOUT, ensuring that you can move in and start enjoying your new home. The first floor bathroom is functional and well-maintained, catering to all your daily needs. Situated in a sought-after location close to local amenities, schools, and transport links. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to enjoy a comfortable lifestyle in a charming part of Maldon. Do not miss the chance to make this delightful house your new home. ALLOCATED PARKING FOR TWO CARS!

Energy Efficiency Rating C. Council Tax Band C



Bedroom 1 9'11 x 9'2 (3.02m x 2.79m)

Double glazed window to rear with fitted shutter, radiator, fitted wardrobe.

Bedroom 2 11'9 x 7'1 (3.58m x 2.16m)

Double glazed window to front with fitted shutter, radiator.

Bathroom 8'9 x 4'7 (2.67m x 1.40m)

Ladder towel radiator, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, tiled to bath area, shaver point, airing cupboard & further storage cupboard.

Landing

Access to loft space via loft ladder, stairs leading down to:

Lounge 15'6 x 11'10 (4.72m x 3.61m)

Double glazed window to front with fitted shutter, Entrance door to front, wood laminate effect flooring, stairs rising to first floor & door to:

Kitchen 11'11 x 9'2 (3.63m x 2.79m)

Window to rear & sliding patio door to Conservatory, space for oven, space for washing machine, space for fridge/freezer, space for tumble dryer, sink unit with mixer tap set into worksurfaces, wall mounted boiler, tiled splashbacks.

Conservatory 9'6 x 8'11 (2.90m x 2.72m)

French doors to rear to garden, glass roof, power and light connected.

Rear Garden

Commencing with patio area, side access gate, fenced to boundaries, remainder laid to lawn.

Parking

Two allocated parking spaces.

Agents Note & Money Laundering

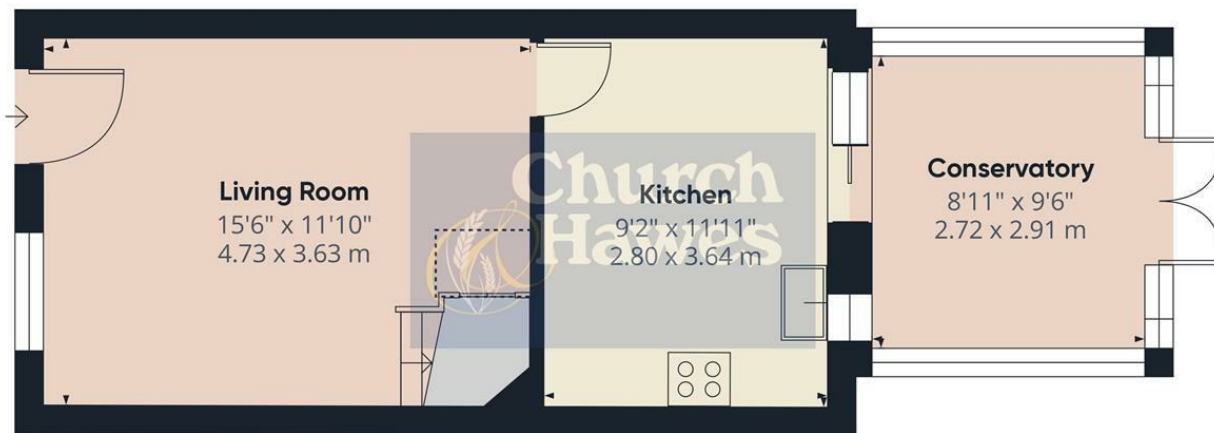
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale







Floor 0



Bathroom
4'7" x 8'9"
1.41 x 2.67 m

Floor 1

Approximate total area⁽¹⁾

647.02 ft²
60.11 m²

Reduced headroom

6.42 ft²
0.6 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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