

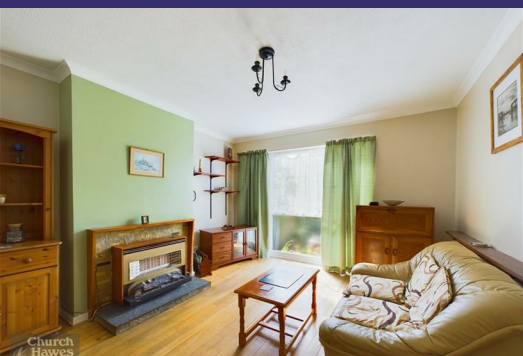


23 Downs Road, Maldon, Essex CM9 5HG

Offers over £170,000

BEING OFFERED FOR SALE VIA "MODERN METHOD OF AUCTION" (SEE AUCTIONEERS NOTES) **CASH BUYERS ONLY DUE TO THE PRESENCE OF RAAC CONCRETE** - SOUGHT AFTER LOCATION & OFFERED FOR SALE WITH NO ONWARD CHAIN! IN NEED OF MODERNISATION this three bedroom end terrace house WITH A DOUBLE LENGTH GARAGE/WORKSHOP along with ROOFTOP RIVER VIEWS TO THE REAR IS SITUATED WITHIN WALKING DISTANCE to the Iconic Hythe Quay, Promenade Park & Maldon High Street, you'll have the opportunity to enjoy leisurely walks by the water and soak in the picturesque surroundings. The property's convenient location offers easy access to local amenities.

Energy Efficiency Rating C. Council Tax Band D.



Bedroom 1 13'6 x 9'10 (4.11m x 3.00m)
Double glazed window to front, radiator, coved to ceiling, fitted wardrobes.

Bedroom 2 9'7 x 9'7 (2.92m x 2.92m)
Double glazed window to rear with rooftop views to the rear aspect over the river.

Bedroom 3 7'7 x 7'7 (2.31m x 2.31m)
Double glazed window to front, radiator, coved to ceiling, fitted wardrobe.

Shower Room
Obscure double glazed window to rear, radiator, wash hand basin with mixer tap, shower cubicle with wall mounted shower unit.

W.C
Double glazed window to rear, low level w.c.

Landing
Access to loft space, airing cupboard with wall mounted boiler, stairs leading down to:

Entrance Hall
Entrance door, radiator, under stairs storage cupboard, doors to:

Lounge 13'7 x 11'7 (4.14m x 3.53m)
Double glazed window to front, radiator, coved to ceiling, fireplace with gas fire.

Kitchen/Diner 17'10 x 9'2 (5.44m x 2.79m)
Double glazed window to rear & door to rear to balcony/terrace, radiator, coved to ceiling, fitted base and wall mounted units, sink unit, space for washing machine, space for oven, space for fridge/freezer.

Balcony
Timber decked terrace with shared access steps leading down to:

Double Length Garage/Workshop approx 32' depth (approx 9.75m depth)
Up and over door, power and light connected (currently divided into two sections) RAAC has been identified within the garage of the property. There is another garage belonging to a neighbour which is under the footprint of the property which has also been identified as containing RAAC.

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 and we would ask for your co-operation in order that there will be no delay in agreeing the sale

Agents Notes
A copy of the RAAC concrete report/survey is available from this office upon request.

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 Auctioneer (iamsoldLtd).

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.

