



Church
Lancaster Avenue, Maldon, CM9 6FY
Price £350,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

CONSTRUCTED BY TAYLOR WIMPEY CIRCA 2022 IS THIS DELIGHTFUL MODERN & WELL PRESENTED TWO BEDROOM SEMI DETACHED HOME!. Internally accommodation comprises of ground floor cloakroom/w.c, first floor bathroom plus the aforementioned two bedrooms whilst to the ground floor the property boasts fitted kitchen plus a living room. Externally ample parking is provided off road for two cars via the adjacent driveway plus a pleasant rear garden. early internal viewing comes highly advised. Council Tax Band C. Energy Efficiency Rating B



Bedroom 1 11' x 10' (excluding wardrobe) (3.35m x 3.05m (excluding wardrobe))

Double glazed window to rear, radiator

Bedroom 2 12'11 x 8'3 (3.94m x 2.51m)

Double glazed window to front, radiator, over stairs storage cupboard.

Bathroom

Ladder towel radiator, bathroom suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap & wall mounted shower unit, inset lighting.

Landing

radiator, access to loft space, stairs leading down to:

Entrance Hall

Entrance door, radiator.

Cloakroom/W.C

Obscure double glazed window to front, radiator, low level w.c, wash hand basin with mixer tap, inset lighting to ceiling.

Kitchen 9'9 x 9'9 (2.97m x 2.97m)

Double glazed window to front, sink unit with mixer tap set into worksurfaces, wall mounted boiler, fitted base and wall mounted units, built in AEG oven & four ring hob, extractor hood, built in fridge/freezer, built in dishwasher, built in washing machine, inset lighting.

Living Room 15'3 x 13' (4.65m x 3.96m)

French doors to rear to garden, radiator, under stairs storage cupboard.

Rear Garden

fenced to boundaries, patio area, decked seating area to rear, outside tap, external power point, front access gate, laid to lawn.

Frontage

Adjacent block paved driveway providing parking for two cars.

Road Management Charge

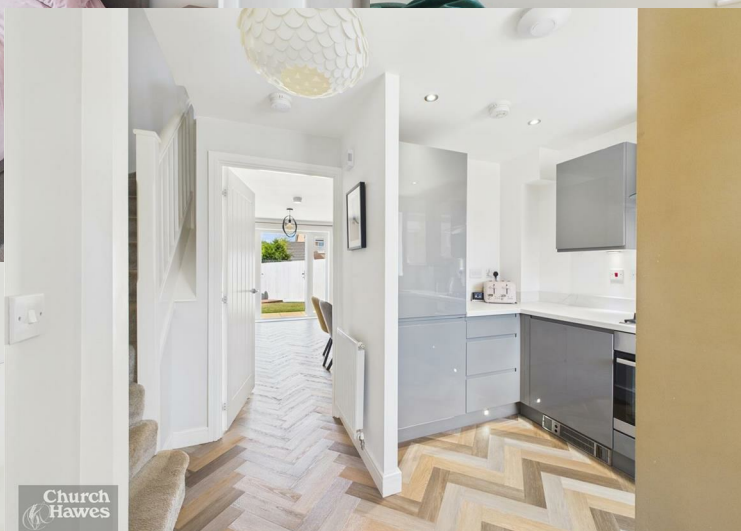
We understand from the vendor that as of 2024/2025, the road management charge is £344.86 Per Annum.

Agents Note & Money Laundering & Referrals

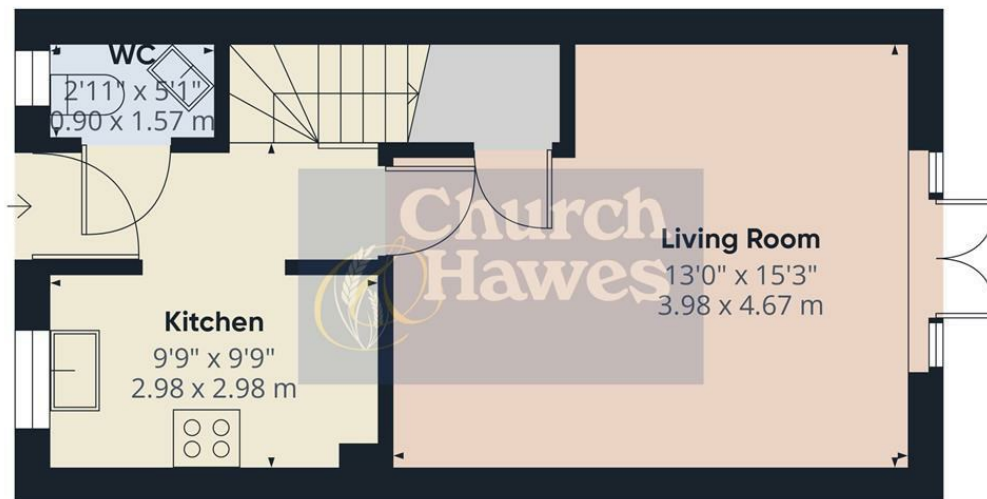
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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 is no delay in agreeing a sale

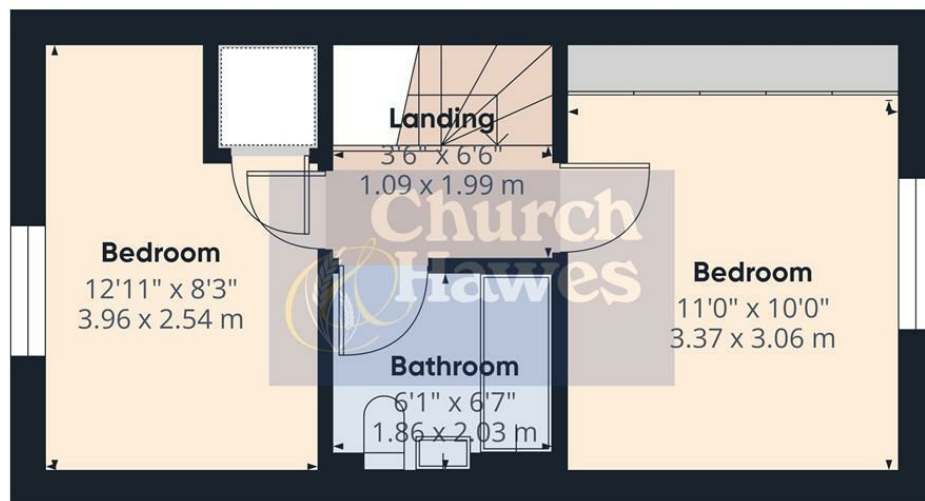
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







Floor 0



Floor 1

Approximate total area⁽¹⁾

612 ft²

56.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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