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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



23 St. Giles Close, Maldon, CM9 6HU O.I.E.O £300,000

THIS THREE BEDROOM END TERRACED HOUSE presents an excellent opportunity for those looking to step onto the property ladder. The home boasts three first floor bedrooms which are serviced by the four piece Family Bathroom. Upon entering, you will find a welcoming Kitchen/Dining Room that offers a comfortable space cooking and dining. The Living Room is located to the rear of the home overlooking the Garden. The property's private Garden benefits from a decked seating area which leads to an established lawn. Additionally, the communal parking area provides ease of access for residents and their guests. With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to invest, this home in Maldon offers a wonderful blend of comfort and practicality with a convenient location. Council Tax: C, EPC: C.



Bedroom 12'11 max x 9'3 max (3.94m max x 2.82m max)

Double glazed window to front, radiator, coved to ceiling.

Bedroom 12'10 x 8'7 (3.91m x 2.62m)

Double glazed window to rear, radiator, coved to ceiling, ceiling fan.

Bedroom 9'0 x 6'5 (2.74m x 1.96m)

Double glazed window to rear, radiator, coved to ceiling, wood effect flooring.

Bathroom 8'6 x 5'6 (2.59m x 1.68m)

Two obscure double glazed windows to front, heated towel rail, suite comprising, corner shower unit, panelled bath with hand holds, pedestal wash hand basin, low level w.c., extractor fan, part tiled to walls, tiled floor.

Landing 10'9 x 2'7 (3.28m x 0.79m)

Access to boarded loft with ladder, stairs down to:

Kitchen/Dining Area 15'5 x 12'7 (4.70m x 3.84m)

Part obscure door to front (leading to storm porch with full length storage cupboard), wood flooring, under stairs storage cupboards, verticle radiator, fitted dining set, range of matching whte units with chrome handles, low level oven, four ring gas hob with extractor, space and plumbing for washing machine and further under counter appliance, two part obscure double glazed windows to front with wooden shutters. coved to ceiling, door to:

Living Room 15'5 x 10'3 (4.70m x 3.12m)

Double glazed window to rear, double glazed double doors to rear, dado rail, television point, coved to ceiling.

Rear Garden

Commences with decked seating area which leads to lawned garden, brick shed to rear and rear access via gate, fenced to boundaries.

Frontage

Communal parking area.

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.

