



Coleridge Road, Maldon, Essex CM9 6DH
Price £385,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

SITUATED ON THE POPULR POETS DEVELOPMENT CONVENIENT FOR ACCESS TO LOCAL AMENITIES an opportunity has arisen to purchase this EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME. Internally accommodation comprises of family bathroom, generous living room plus kitchen/dining room with a USEFUL UTILITY/HOBBY ROOM. Externally the property boasts off road parking via the driveway plus single garage along with rear garden. Internal viewing comes highly advised. Energy Efficiency Rating C. Council Tax Band D.



Bedroom 1 13'5 x 9'3 (4.09m x 2.82m)

Double glazed window to front, radiator.

Bedroom 2 10'10 x 9'9 (3.30m x 2.97m)

Double glazed window to rear, radiator.

Bedroom 3 8'5 x 8'1 (2.57m x 2.46m)

Double glazed window to front, radiator.

Bathroom

Obscure double glazed window to rear, radiator, bathroom suite comprising of low level w.c, wash hand basin with mixer tap, bath with mixer tap and shower attachment, inset lighting.

Landing

Double glazed window to side, airing cupboard, access to loft space, stairs leading down to ground floor.

Entrance Porch

Double doors to front, multi pane door to:

Living Room 18'2 x 13'5 (5.54m x 4.09m)

Double glazed window to front, radiator, wood laminate effect flooring, feature fireplace, stairs to first floor, through to:

Kitchen/Dining Room 18' x 9'8 (5.49m x 2.95m)

Double glazed window to rear, sliding patio door to rear garden, radiator, sink unit with mixer tap, built in dishwasher, built in four ring AEG gas hob, extractor hood, built in fridge/freezer, built in Samsung oven, under stairs storage cupboard.

Utility/Hobby Room 12'10 x 7'9 (3.91m x 2.36m)

Double glazed window to rear, door to side to garden, radiator, sink unit with mixer tap, space for washing machine, door to Garage.

Rear Garden

Commencing with patio area, outside tap, laid to lawn, fenced to boundaries.

Driveway

Providing off road parking for two/three cars leading to:

Garage

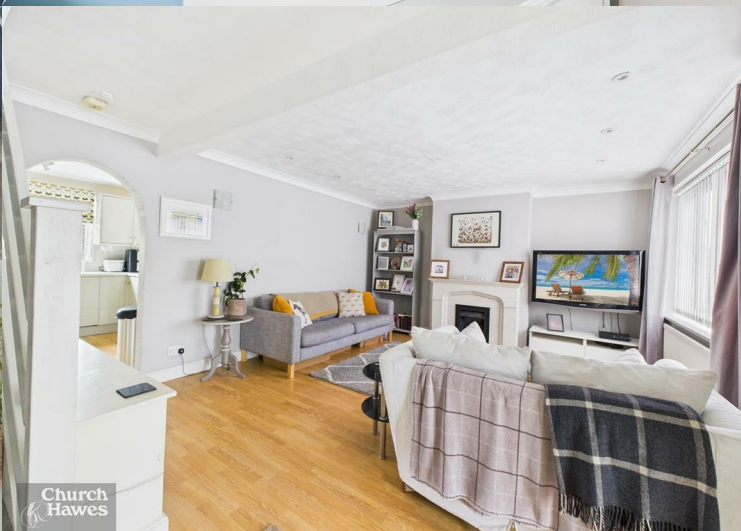
Up and over door, power and light connected, wall mounted boiler.

Agents Note, Money Laundering & Referrals

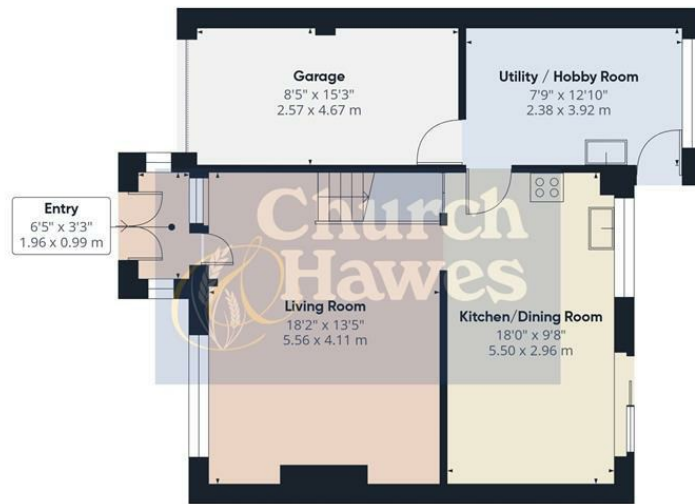
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify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

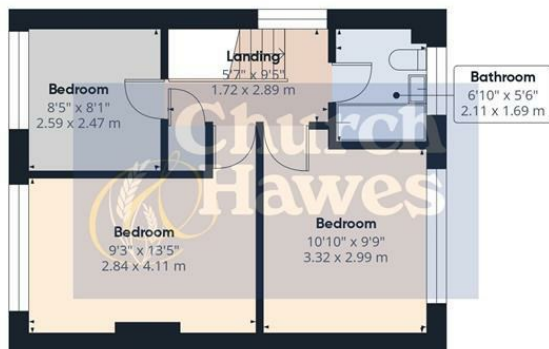
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly 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⁾

1070 ft²
99.4 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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