



Church
Lincoln Way, Maldon, CM9 6GL
Price £345,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

CONSTRUCTED BY TAYLOR WIMPEY CIRCA 2021 IS THIS DELIGHTFUL MODERN & WELL PRESENTED TWO BEDROOM SEMI DETACHED HOME!. Internally accommodation comprises of ground floor cloakroom/w.c, first floor shower room 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/three cars via the adjacent driveway plus a pleasant low maintenance rear garden. early internal viewing comes highly advised. Council Tax Band C. EPC Rating B.



Bedroom 1 10'5 x 10' (3.18m x 3.05m)

Double glazed window to rear, radiator, fitted wardrobe.

Bedroom 2 13'1 x 8'3 (3.99m x 2.51m)

Two double glazed windows to front, radiator, storage cupboard.

Shower Room

Radiator, low level w.c, wash hand basin with mixer tap, shower cubicle with wall mounted shower unit.

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.

Kitchen 9'10 x 9'10 (3.00m x 3.00m)

Double glazed window to front, built in fridge/freezer, built in dishwasher, space for washing machine, wall mounted boiler, fitted base and wall mounted units, sink unit with mixer tap set into worksurfaces.

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

French doors to garden, radiator, understairs storage cupboard.

Rear Garden

Landscaped to provide low maintenance commencing with patio area, outside tap, fenced to boundaries, artificial lawn area, access to front via gate.

Adjacent Driveway

Providing ample off road parking for 2/3 cars

Estate Management Charge

Please note that there is an estate ground maintenance charge, which the vendor advises as of 2024/25 is approx £377.00 annually.

Agents Note, Money Laundering & Referrals

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No

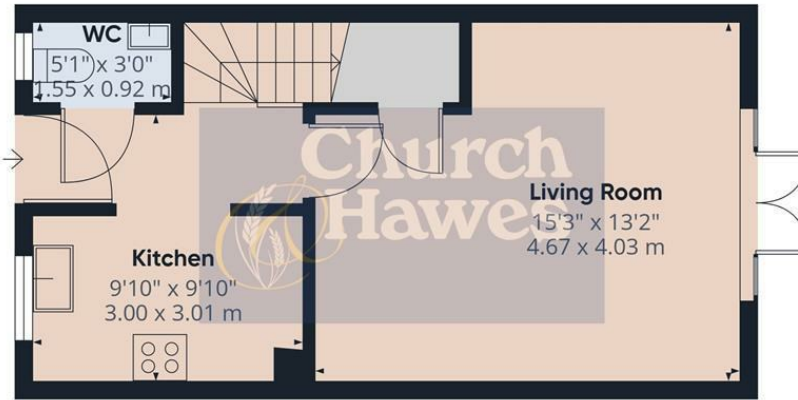
responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness 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

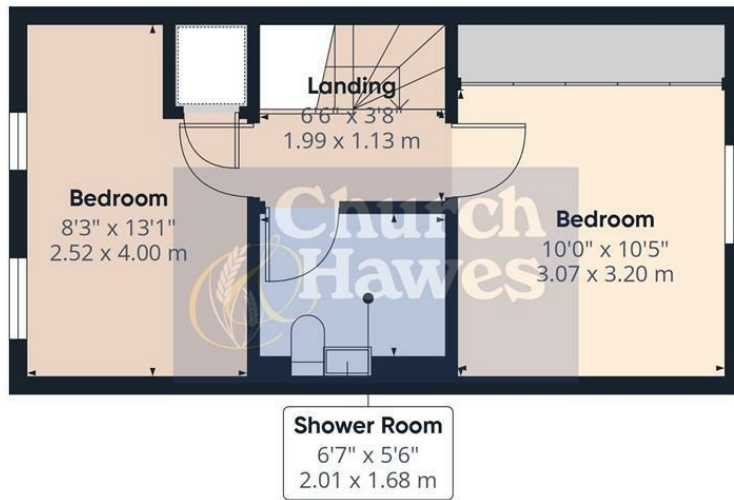
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly 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⁾
620 ft²
57.6 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.

GIRAFFE360

