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# Church & Hawes

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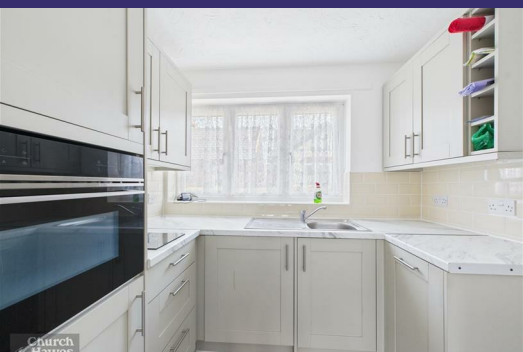


## 38 Newnham Green, Maldon, Essex CM9 6HZ

### Guide price £210,000

Nestled in the charming area of Newnham Green, Maldon, this delightful one-bedroom retirement bungalow offers a perfect blend of comfort and convenience, particularly suited for those seeking a peaceful retirement. Recently refurbished, the property boasts a modern, re-fitted white kitchen that is both stylish and functional, making it an ideal space for preparing meals. The bungalow features a well-appointed shower room, also newly re-fitted and has been recently redecorated with new carpets ensuring a fresh and contemporary feel throughout.

One of the standout features of this property is its proximity to Maldon High Street, where you can enjoy a variety of shops, cafes, and local amenities, all within easy reach. This location not only offers convenience but also the opportunity to immerse yourself in the vibrant community life that Maldon has to offer. This retirement bungalow is designed to provide a comfortable and secure living environment, making it an excellent choice for those looking to downsize or enjoy a more manageable lifestyle. With its thoughtful renovations and prime location, this property is a wonderful opportunity for anyone seeking a serene retreat in a welcoming neighbourhood. Council Tax Band B. Energy Efficiency Rating E.





**Entrance Hall**  
Entrance door, airing and storage cupboard. Loft access. Wall mounted heater.

**Bedroom 11'8 x 8'7 (3.56m x 2.62m)**  
Pvc double glazed window, built in wardrobe.

**Re-Fitted Shower room**  
Pvc double glazed window. Three piece white suite comprising of wc, wash hand basin with mixer tap and cabinet under. Walk in shower with seat and shower system. Tiled to walls and heated towel rail/radiator.

**Lounge/Diner 14'7 x 10'2 (4.45m x 3.10m)**  
Pvc double glazed window, wall mounted heater. Through to.

**Re-Fitted Kitchen 7'8 x 5'9 (2.34m x 1.75m)**  
Pvc double glazed window, cabinets with built in washing machine, dish washer and oven/grill and microwave. sink unit with drainer and mixer tap, space for fridge/freezer.

**Newnham Green Information**  
Newnham Green was constructed by Anglia Secure Homes and comprises of 25 Bungalows and 16 Apartments. The resident House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency careline response system. The condition is that all residents are a minimum age of 60.

Newnham Green is situated within easy reach of Maldon's historic High Street providing a vast array of shopping facilities. The complex comprises Residents lounge with views towards Beeleigh and beyond, visitors guest suite. Events such as Lunch groups, coffee mornings & other social events are also organised.

**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 which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure compliance and satisfy customer due diligence.

**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.

