



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Saxon Way**  
Maldon, CM9 5JN

**£325,000**  
EPC Rating 'D'

- Three Bedroom Semi Detached House
- Enclosed Garden to Rear
- Walking Distance to Maldon Promenade
- Viewing Advised





## Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom semi-detached house situated within walking distance of Maldon Promenade Park and Blackwater Estuary and within easy reach of Maldon town centre with its excellent range of shops, schools and local amenities. The property offers an entrance hall, lounge, kitchen/dining room, landing, three bedrooms and a family bathroom. Externally the property benefits from off road parking to the front and an enclosed garden to the rear. Viewing is highly recommended to appreciate the setting and space the property offers.



#### ENTRANCE HALL

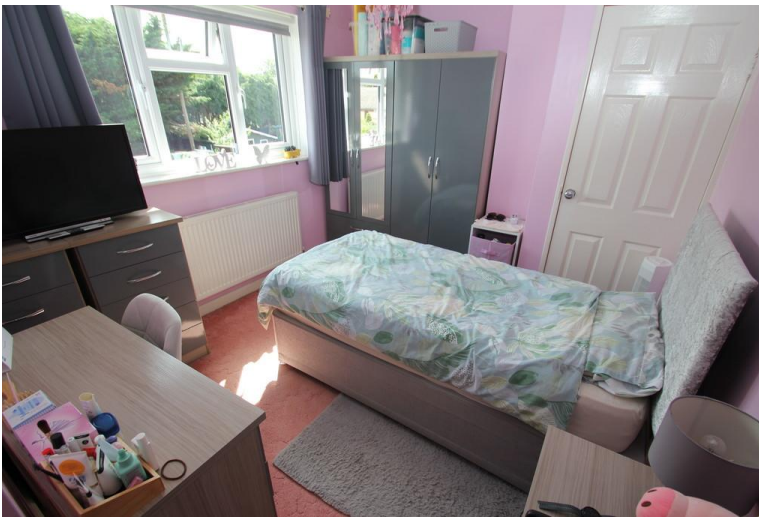
Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, stairs rising to first floor landing, radiator, laminate flooring, door to:

#### LOUNGE

12' 8" x 12' 5" (3.86m x 3.78m) Window to front aspect, radiator, telephone point.

#### KITCHEN/DINING ROOM

19' x 9' 5" (5.79m x 2.87m) Kitchen area comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, wall mounted gas fired boiler, plumbing for washing machine, storage cupboard, space for cooker, splash tiling, tiled floor. Dining area with space for table, windows to rear and side aspect, fully glazed double doors to rear and half glazed door to side.



#### LANDING

Window to side aspect, access to loft space, door to:

#### BEDROOM ONE

12' 5" x 9' 10" (3.78m x 3m) Window to front aspect, radiator.



#### BEDROOM TWO

10' 6" x 9' 5" (3.2m x 2.87m) Window to rear aspect, radiator, airing cupboard.

#### BEDROOM THREE

8' 10" x 7' 10" (2.69m x 2.39m) Window to front aspect, radiator.

#### FAMILY BATHROOM

White suite with panel bath with shower over, wall mounted wash hand basin, fully tiled walls, window to rear aspect, radiator.





**OUTSIDE**

To the front of the property there is hardstanding providing parking for a number of vehicles, double gates leading to covered lean to to the side of the property, pedestrian access to rear garden.

**REAR GARDEN**

Being well enclosed by panel fencing the garden is laid to lawn with flower beds and shrubs, patio area to the rear of the property, outside tap and light. Wooden storage shed which we understand from the vendor are to remain.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements