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DAVID MARTIN
GROUP

Park Drive
, Maldon, CM9 5JG

£390,000
EPC Rating 'D'

- Three Bedroom Terraced House
- Established Gardens
- Sought After Location
- Viewing Advised





Property Description

David Martin Estate Agents are delighted to offer for sale this charming three-bedroom mid-terraced house, nestled in the heart of the historic town of Maldon, located on the Blackwater Estuary. The property is within walking distance of the scenic Promenade Park and the charming town centre, which boasts an array of shops, cafés, and local amenities. Upon entering, you are welcomed by an entrance hall leading to an open-plan kitchen/diner. The cosy lounge, featuring an inviting open fire, provides the perfect space to relax. Upstairs, the property boasts three well-sized bedrooms and a family bathroom. A spacious conservatory with double doors opens onto the good-sized rear garden, which extends over 100ft. The garden also benefits from a workshop and a versatile cabin, ideal for hobbies, storage, or a home office. To the front, there is ample off-road parking for multiple vehicles.



ENTRANCE PORCH

Entrance to the property is made via part glazed entrance door to front aspect to entrance porch, windows to fronts and side aspect, part glazed door to:

ENTRANCE HALL

Stairs to first floor landing, door to:

LOUNGE

15' 4" x 9' 5" (4.67m x 2.87m) The room is well lit by windows to front and rear aspect, radiator, the room features a open fireplace.



KITCHEN/DINER

20' 4" x 10' 4" (6.2m x 3.15m) A spacious kitchen/dining room being comprehensively fitted with a range of units comprising of single drainer sink unit inset to granite worksurface with appliance storage and cupboards under, matching range of eye level wall mounted units. Integrated fridge/freezer, dishwasher, gas hob and electric oven which we understand from the vendor are to remain. Storage cupboards, Windows to front and rear aspect and part glazed door to conservatory:

CONSERVATORY

14' 6" x 9' (4.42m x 2.74m) Double radiator, windows to rear and side aspect and full glazed double doors to rear.



LANDING

Assess to loft space, radiator, door to:

BEDROOM ONE

15' 6" x 14' 5" (4.72m x 4.39m) reducing to 9'3" Windows to front and rear aspect, radiator, feature cast iron fireplace, storage cupboard, potential space for ensuite shower room

BEDROOM TWO

11' 6" x 10' 5" (3.51m x 3.18m) Window to front aspect, radiator.



BEDROOM THREE

9' x 8' 10" (2.74m x 2.69m) Window to rear aspect, radiator.

FAMILY BATHROOM

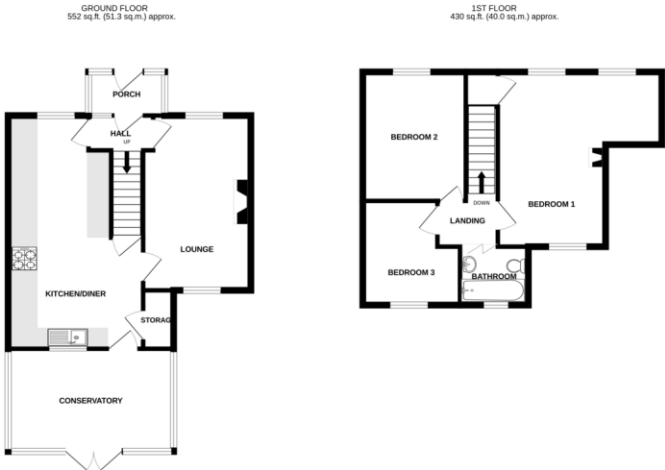
6' x 5' 4" (1.83m x 1.63m) Window to rear aspect, suite comprising of pedestal wash hand basin, panel bath, radiator, low flush WC, splash tiling.



OUTSIDE
To the front of the property there is driveway providing parking for a number of vehicles, pedestrian access to rear garden.

REAR GARDEN
Rear garden in excess of 100 ft the garden is well enclosed by fencing and hedge borders, the garden is laid to lawn with flower beds and shrubs, paved patio to the rear of the property. Wooden storage shed and cabin with power and light connected, outside tap and light, pond.

AGENTS NOTE
Viewing is advised to appreciate the setting, character and space from which the property offers.



TOTAL FLOOR AREA: 983 sq ft (91.3 sq m.) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be made as to their condition or efficiency. See the agent's report for details.
Made with Housify 12/2023

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 59 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