



4 Viking Road, Maldon , CM9 6JN
£325,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

Located on the POPULAR WESTERN SIDE of MALDON is this END OF CHAIN, THREE BEDROOM HOUSE. The property comprises of Kitchen/Diner, Living Room, Three Bedrooms and a Shower Room (Wet Room). The property benefits from replacement gas boiler, double glazed windows, porch, soffits, fascia's & guttering. Externally the house features a low maintenance garden and a garage (directly behind the property with a parking space). The property is well located for easy access to Maldon High Street, Local Shops, Wentworth School & The Plume Academy.

Entrance Hall
Main entrance door, radiator, stairs to first floor.

Kitchen/Diner 11'1" x 12'2" (3.38m x 3.71m)
Range of wall and base units, work top surfaces, sink with drainer. Space for range style cooker, washing machine, integrated fridge/freezer, integrated dishwasher. Double glazed window, radiator.

Living Room 18'3" x 10'10" (5.56m x 3.30m)
Feature fireplace with gas fire inset (not tested), radiator, double glazed picture window, double glazed window and double glazed 'French style' doors leading out to the garden.

First Floor

Bedroom One 11'6" x 10'4" (3.51m x 3.15m)
Double glazed window, radiator, fitted wardrobes.

Bedroom Two 11'8" x 9'2" (3.56m x 2.79m)
Double glazed window, radiator, built in storage cupboard.

Bedroom Three 8'8" x 7'10" (2.64m x 2.39m)
Double glazed window, radiator.

Shower/Wet Room
Currently configured as a wet room with wall mounted shower unit, low level wc, wash basin, radiator, double glazed window.

Outside

Garden
Low maintenance garden with artificial lawn, boarder trees and plants, pathway leading to the garage with access.

Garage and Parking 16'3" x 8'3" (4.95m x 2.51m)
Up and over door, power and lighting connected. Rear door leading to the garden. Parking space in front of the garage.

Property Information
Tenure: Freehold
Council Tax Band: C
Energy Rating: D

Probate: The sale of this property is subject to probate, we believe probate was applied for at the beginning of June.

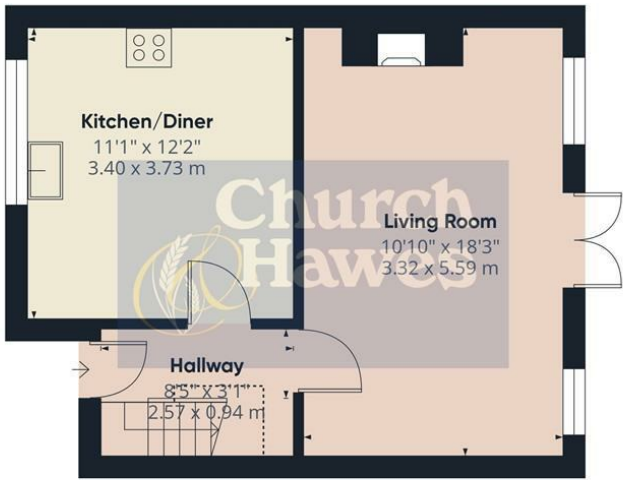
Agents Note, Money Laundering & Referrals
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any 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 (AML) and FINANCIAL SANCTION REGULATIONS:

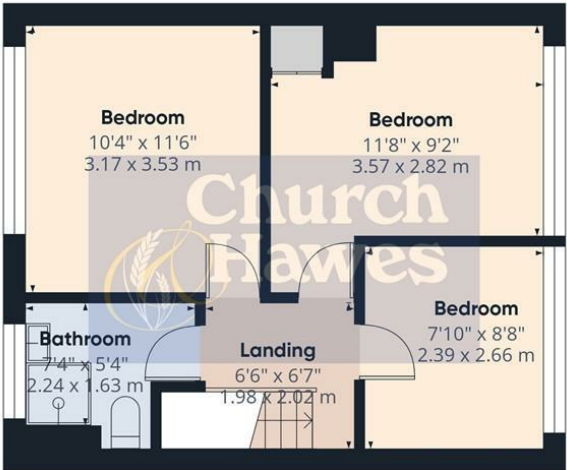
Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance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

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 Building 1



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Approximate total area⁰
769 ft²
71.5 m²

Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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