



Church

59 Lancaster Avenue, Maldon , CM9 6FY  
O.I.E.O £325,000

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

Situated on the popular HANDLEY GARDENS DEVELOPMENT is this TWO BEDROOM SEMI DETACHED HOUSE. This modern property was constructed in 2022 by Taylor Wimpy. The property features a fully fitted kitchen, lounge/diner, ground floor cloakroom and a first floor bathroom. Externally the property benefits from a rear garden, carport\* and driveway parking.

#### Entrance Hall

Main entrance door, stairs leading up to the first floor, radiator.

#### Ground Floor WC

Low level WC, wash basin, heated ladder radiator, double glazed window, extractor.

#### Kitchen

Range of wall and base units, work top surfaces, 1 & 1/2 bowl sink with drainer, work top mounted induction hob with oven beneath. Integrated dishwasher, fridge/freezer and washing machine. Double glazed window, cupboard housing wall mounted gas boiler.

#### Lounge/Diner

Under stairs storage cupboard, radiator, double glazed French doors leading out to the garden.

#### First Floor

Loft access

#### Bedroom One

Double glazed window, radiator.

#### Bedroom Two

Double glazed window, radiator, wardrobes to remain.

#### Bathroom

Panel bath with mains shower unit over, low level wc, wash basin, heated ladder radiator, extractor.

#### Outside

#### Garden

Garden commences with patio seating area, laid to lawn, side gate.

#### Carport & Parking

The carport has power and lighting connected to it. Further parking

space is in front of the carport.

\*Please note that the carport is on a 999 (2022) year lease\*

#### Estate Charge

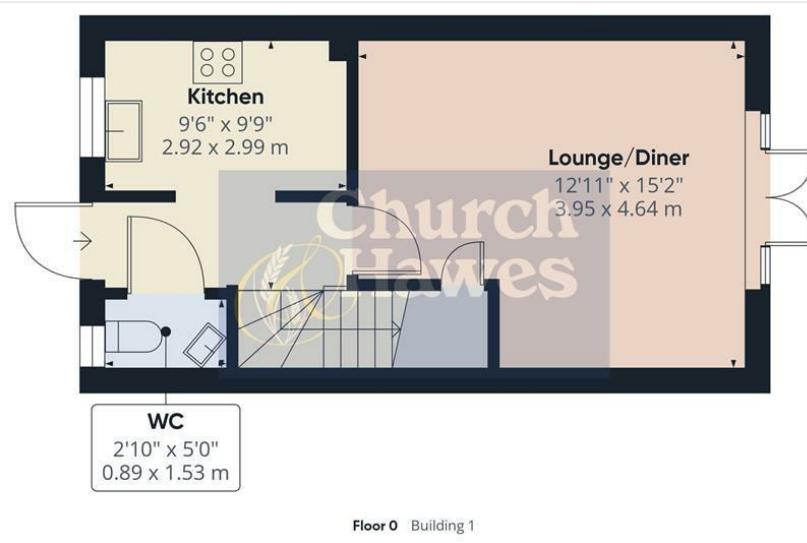
There is a estate management charge, which at the time the seller purchased the property (2002) it was £16.47 a month (this could be subject to change)

#### 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 Building 1



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Approximate total area<sup>(1)</sup>  
606 ft<sup>2</sup>  
56.2 m<sup>2</sup>

(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.

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