



Ridgeway, Maldon, CM9 6UF
£350,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

SOLD PRIOR TO FULL MARKETING Being SOLD with NO ONWARD CHAIN! Perfect house for First Time Buyers or those who want to DOWNSIZE to this THREE BEDROOM SEMI DETACHED HOUSE situated within a POPULAR development in MALDON. The property features a lounge, kitchen diner, conservatory, three bedrooms and a first floor bathroom. Externally there is a rear GARDEN and OFF ROAD PARKING.



Entrance Hall

Main entrance door, stairs leading to the first floor.

Lounge 15'10 x 9'9 (4.83m x 2.97m)

Double glazed bay window, radiator, feature fire with surround,

Kitchen/Diner 13'7 x 8'11 (4.14m x 2.72m)

Range of wall and base units, cupboard housing gas boiler, work top surfaces, 1 and a 1/2 bowl sink with drainer. Double glazed window. radiator, storage cupboard, door to;

Conservatory 10'11 x 6'7 (3.33m x 2.01m)

Brick based conservatory with sealed double glazed units, vaulted roof, radiator, door leading out to the garden.

First Floor

Loft access

Bedroom One 13'7 x 9'3 (4.14m x 2.82m)

Double glazed window, radiator.

Bedroom Two 9'11 x 7'1 (3.02m x 2.16m)

Double glazed window, radiator.

Bedroom Three 7' x 6'5 (2.13m x 1.96m)

Double glazed window, radiator.

Bathroom

Bath with wall mounted shower unit, low level wc, wash basin, double glazed window, heated towel radiator.

Outside

Garden

Patio sitting area, laid to lawn with border trees and plants. Gated side access, timber shed.

Parking

Off road parking for two cars.

Property Information

Tenure: Freehold

Council Tax Band: C

EPC Rating: TBC

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 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 CREDAS an online verification company so as to ensure the required 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.



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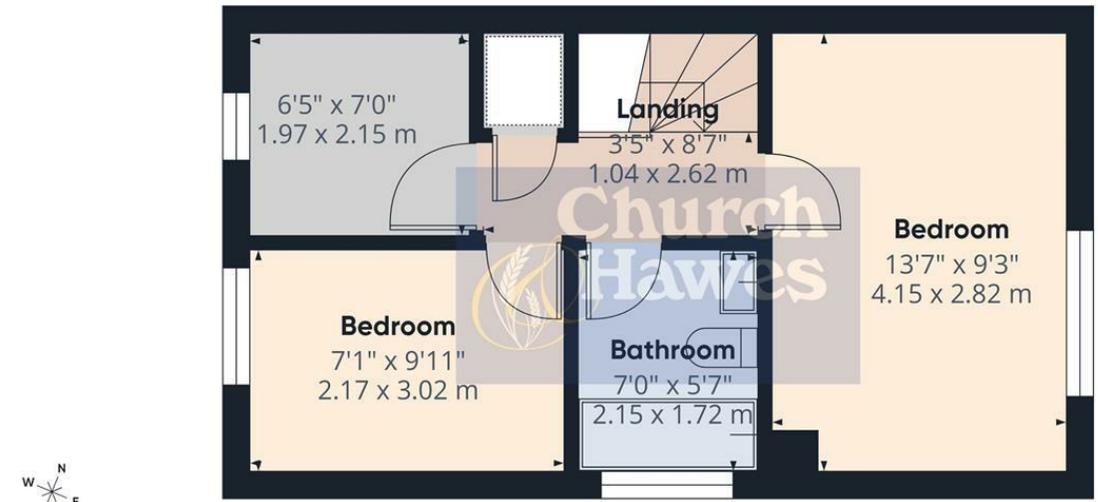


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Floor 0



Floor 1



Approximate total area⁽¹⁾
734 ft²
68.2 m²

(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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