

Ben Cobey Avenue, Maldon, CM9 6FT

william h brown

welcome to

Ben Cobey Avenue, Maldon













Entrance
Entrance door to :-

Entrance Hall
Private entrance, built in cupboard, stairs with handrail leading up to the kitchen living area.

Kitchen / Living Area
19' 9" x 16' 2" max (6.02m x 4.93m max)
Double glazed UPVC windows to front and to rear overlooking nature reserve, modern kitchen comprising built in oven, gas hob and sink with drainer set in stone effect work surfaces, range of eye and base level units, combi gas boiler situated in separate cupboard, open plan with living area, radiator, door :-

Inner Hall
Radiator, doors to :-

Bedroom One
14' 7" max x 9' 6" (4.45m max x 2.90m)
Double bedroom with double glazed UPVC window overlooking nature reserve, built in storage behind door, radiator, door to :-

En-Suite
6' 4" max x 6' (1.93m max x 1.83m)
Three piece suite comprising low level WC, shower cubical and sink basin, extractor and heated towel rail, floor tiles and tiled sink back splash.

Bedroom Two
11' 3" x 10' (3.43m x 3.05m)
Double bedroom with double glazed UPVC window to front, radiator.

Bathroom
7' x 6' 3" max (2.13m x 1.91m max)
Double glazed UPVC window to front, three piece suite comprising low level WC, sink and that with shower over, fitted towel rail, part tiled walls, radiator.

Outside

Front
Allocated block paved parking in front of property leading to the garage.

Garage
19' 10" x 10' 8" max (6.05m x 3.25m max)
Up and over door, power, light and built in under stairs storage cupboard.

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Ben Cobey Avenue, Maldon

- Two Double Bedrooms
- Garage & Parking
- Spacious Open Plan Living
- Bathroom and En-Suite
- No Onward Chain

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN105127

The Property Ombudsman

Property Ref:
MLN105127 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01621 874837

Maldon@williamhbrown.co.uk

3 High Street, West Square, MALDON, Essex, CM9 5PB

williamhbrown.co.uk