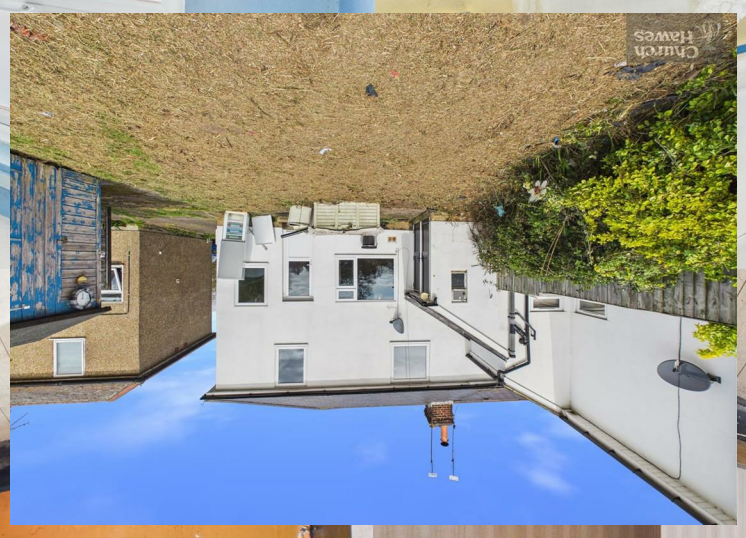

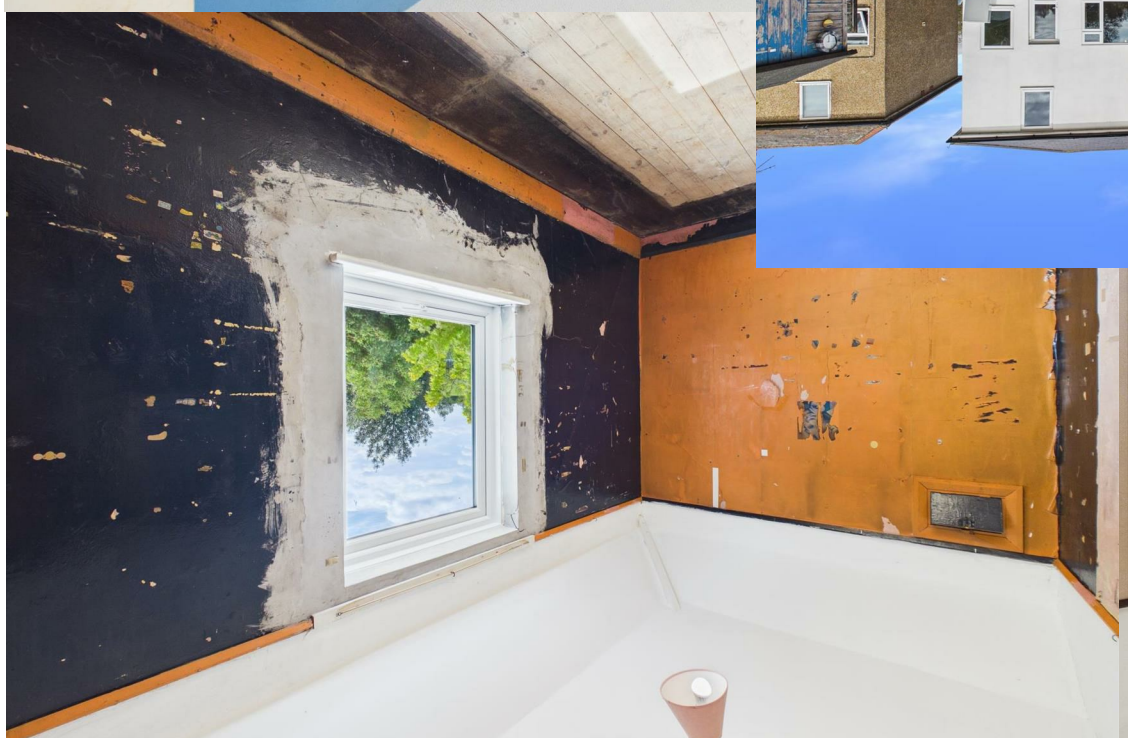

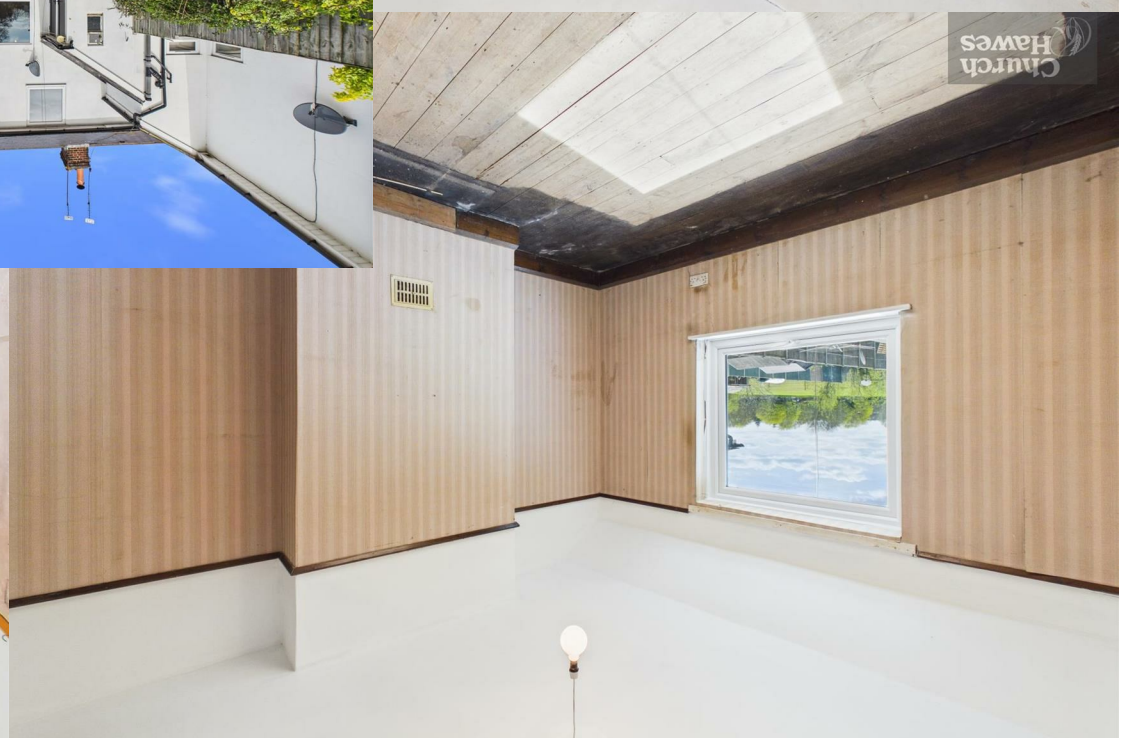

51 Goldhanger Road, Maldon , CM9 4QR
Guide price £285,000

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

www.churchandhawes.com
4/6 High Street, Maldon, Essex, CM9 5PJ
Tel: 01621 855195
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LOOKING FOR A PROJECT? A PROPERTY THAT YOU CAN MAKE YOUR OWN? Then look no further then this THREE BEDROOM SEMI DETACHED HOUSE with a 100ft plus GARDEN and large FRONTAGE. The property has had some improvements carried out such as pvc windows. The property also has the added advantage of NO ONWARD CHAIN.
Energy Efficiency Rating D.

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

Lounge 13'11 x 12'0 (4.24m x 3.66m)
Double glazed window, radiator.

Kitchen 9'2 x 7'9 (2.79m x 2.36m)
Stainless steel sink mounted into work top, radiator, double glazed window, double glazed door leading out to the garden. Storage cupboard.

Bathroom
Bath, basin, double glazed window. Door to;

Low level WC, double glazed window.

First Floor

Bedroom One 11'10 x 10'3 (3.61m x 3.12m)
Double glazed window over looking the rear garden, radiator, airing cupboard.

Bedroom Two 11'7 x 6'11 (3.53m x 2.11m)
Double glazed window over looking the rear garden, radiator.

Bedroom Three 8'3 x 7'11 (2.51m x 2.41m)
Double glazed window, radiator.

Outside

Garden
100ft plus rear garden, mainly laid to lawn with boundary trees and shrubs.

Frontage
Ample parking provided at the front of the property.

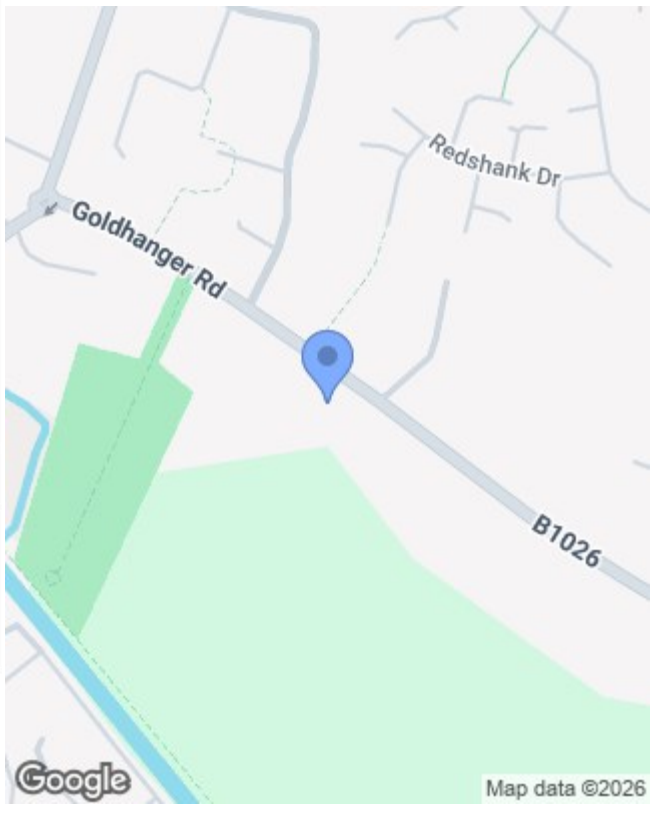
Property Information
Tenure: Freehold
EPC Rating: TBC?
Council Tax Band: C
Probate has been Granted

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.