134 Fambridge Road, Maldon , CM9 6BQ
Guide price £390,000

Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



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www.churchandhawes.com
4/6 High Street, Maldon, Essex, CM9 5PJ
Tel: 01621 855195
maldon@churchandhawes.com

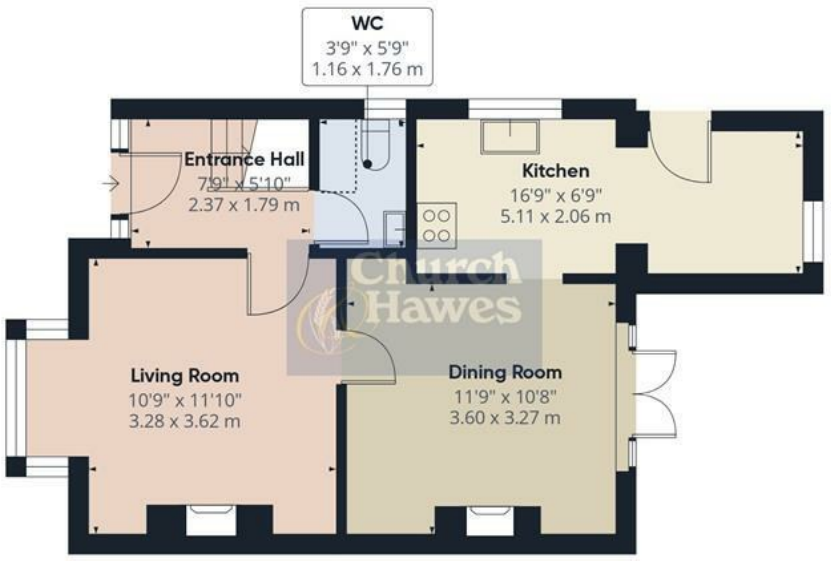
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GUIDE PRICE £390,000 - £410,000 WITHIN REACH OF MALDON HIGH STREET, LOCAL SHOOLS AND AMENITIES IS THIS THREE BEDROOM CHARACTER HOME. The property features Three First Floor Bedrooms which are serviced by the Family Bathroom. The extensive Ground Floor is accessed via the Entrance Hall which leads to the Cloakroom and Living Room which features a fireplace with log burner. The Dining Room overlooks the Garden and affords access into the Kitchen. The Garden measures approximately 100' with a range of planting and seating areas, it also benefits from a Garden Room to the rear with power and internet connection. The property has recently benefited from a new roof. EPC: C, Council Tax: C.

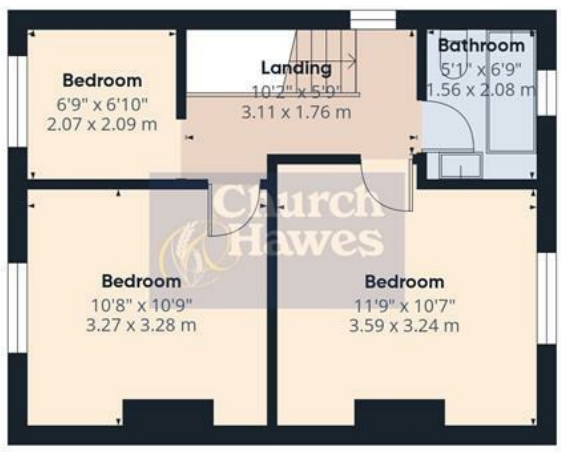








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)
939 ft²
87.2 m²

Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

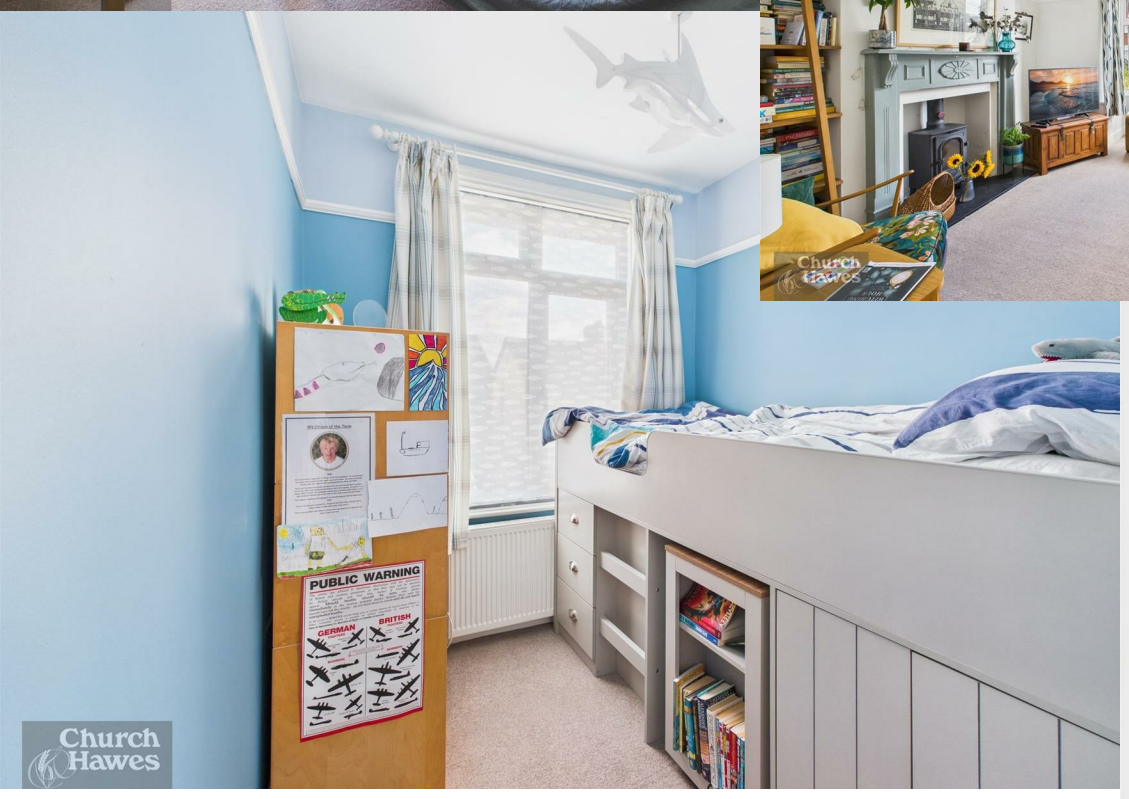
Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Bedroom 11'9 x 10'7 (3.58m x 3.23m)
Double glazed window to rear, radiator, picture rail.

Bedroom 10'9 x 10'8 (3.28m x 3.25m)
Double glazed window to front, radiator, picture rail.

Bedroom 6'10 x 6'9 (2.08m x 2.06m)
Double glazed window to front, radiator, picture rail.

Bathroom 6'9 x 5'1 (2.06m x 1.55m)
Obscure double glazed window to rear, heated towel rail, panelled bath with hand holds and electric shower above with shower screen, pedestal wash hand basin, w.c., extractor fan, tiled to walls and floor.

Landing
Double glazed window to side, access to loft, coved to ceiling, stairs down to:

Entrance Hall
Part obscure glazed door to front, radiator, exposed floor boards, picture rail, door to Living Room and:

Cloakroom 5'9 x 3'9 (1.75m x 1.14m)
Obscure glazed window to side, low level w.c., wash hand basin with tiled splash backs, tiled floor.

Living Room 11'10 x 10'9 (3.61m x 3.28m)
Double glazed square bay window to front, radiator, feature fireplace with log burner, picture rail, door to:

Dining Room 11'9 x 10'8 (3.58m x 3.25m)
Double glazed double doors to rear, two full length double glazed windows to rear., radiator, picture rail, feature fireplace, exposed floor boards, door to:

Kitchen 16'9 x 6'9 (5.11m x 2.06m)
Double glazed window to side and rear, part double glazed door to side, range of matching eye and base level units, wall mounted gas boiler, space and plumbing for washing machine and dishwasher, space for fridge/freezer, low level oven, four ring electric induction hob with extractor, 1 1/2 bowl sink/drainer unit with mixer tap set into work surface, part tiled to walls, tiled floor.

Rear Garden approx 100' (approx 30.48m)
Commences with a paved patio area with pathway extending to the side leading to the front, timber shed, area of lawn with block paver lined planting areas, sleeper lined planters, pathway extending under pergola with further planting areas to sides, decked seating area to the rear offering access to the:

Garden Room 12'9 x 9'6 (3.89m x 2.90m)
Timber construction, part glazed double doors, power and light connected, internet connected.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

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In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

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

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