



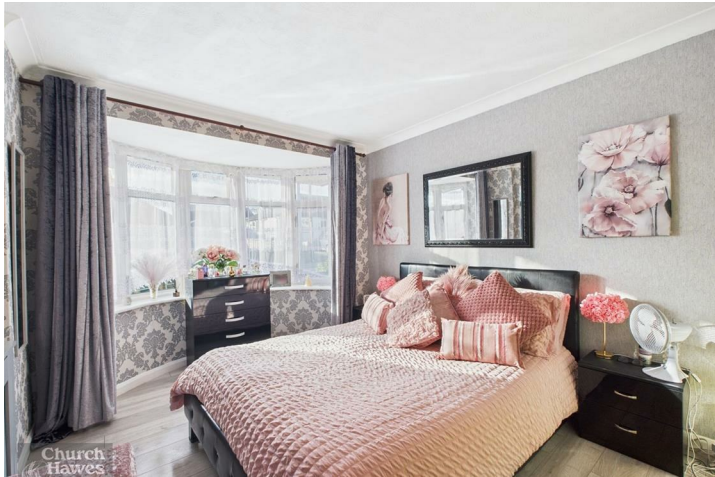
Church  
St. Peters Avenue, Maldon, CM9 6EL  
Price £360,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*CASH BUYERS ONLY\*\*** IDEALLY SITUATED WITHIN CLOSE PROXIMITY TO MALDON'S HISTORIC HIGH STREET! An opportunity has arisen to purchase this TWO BEDROOM DETACHED BUNGALOW with ample off road parking via the driveway for numerous cars. Internally accommodation comprises of living room plus kitchen and shower room along with the addition of a garden/utility room to the rear overlooking the rear garden. Energy Efficiency Rating E. Council tax band D.



### **Entrance Hallway**

Entrance door, coved to ceiling, doors to:

### **Bedroom 1 14'3 x 10' (4.34m x 3.05m)**

Bay window to front, radiator, coved to ceiling.

### **Bedroom 2 10' x 8'8 (3.05m x 2.64m)**

Window to rear, radiator, coved to ceiling.

### **Shower Room 7'6 x 6'7 (2.29m x 2.01m)**

Obscure glazed window to side, low level w.c, wash hand basin with mixer tap, shower cubicle with wall mounted shower unit, access to loft space.

### **Living Room 19'6 x 10' (5.94m x 3.05m)**

Bay window to front, window to side, two radiators, feature brick fireplace.

### **Kitchen 12' x 8'8 (3.66m x 2.64m)**

Window to side, space for oven, sink unit with mixer tap, built in storage/pantry cupboard, airing cupboard.

### **Garden/Utility Room 11'4 x 6'6 (3.45m x 1.98m)**

Door to side, space for fridge/freezer, space for washing machine.

### **Rear Garden**

Fenced to boundaries, patio area, front access gate.

### **Driveway**

Driveway providing ample off road parking for numerous cars.

### **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 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 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.



Church Hawes



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Approximate total area<sup>(1)</sup>  
746 ft<sup>2</sup>  
69.3 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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