

CURTIS O'BOYLE

Sales & Lettings

Spital Road, Maldon
CM9 6DY



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CM9 6DY £385,000

A three-bedroom semi-detached house offered with no onward chain, occupying a slightly elevated position on Spital Road, within easy walking distance of Maldon High Street and the town centre.

The property offers well-proportioned accommodation including a spacious entrance hall, ground floor WC converted from the rear section of the integral garage, lounge/diner and fitted kitchen. To the side of the property is a double-glazed conservatory.

On the first floor there are three bedrooms, a shower room and separate WC. The upper rear windows enjoy elevated views across the rooftops of South Maldon and towards the Blackwater Estuary.

Outside, the rear garden extends to approximately 40ft, while the front provides a generous driveway with parking for around three to four vehicles.

ENTRANCE PORCH Double glazed entrance door, double glazed to three aspects, double glazed door to:

ENTRANCE HALL Radiator, understairs cupboard, stairs to first floor.

LOUNGE/DINER 26' 7" x 11' (8.1m x 3.35m) > 9' 10" (3m) Double glazed windows to front and rear aspects, two radiators, fireplace with coal effect gas fire, coved ceiling

KITCHEN 11' 6" x 9' 10" (3.51m x 3m) max. Double glazed window to rear aspect, double glazed door to side conservatory, built in cupboard, range of gloss finish base and wall units, stainless steel sink unit with mixer tap inset into work tops, built in electric oven and four ring gas hob with hood above, wall mounted gas boiler, space for dishwasher and undercounter fridge.

CONSERVATORY 16' 3" x 4' 10" (4.95m x 1.47m) Double glazed door to rear garden double glazed to three aspects.

WC 8' 4" x 4' 3" (2.54m x 1.3m) Extractor fan, radiator, pedestal wash hand basin, dose coupled WC with macerator, door to:

STORE (REMAINDER OF GARAGE) 10' 5" x 8' 10" (3.18m x 2.69m) Up and over door, window to side aspect, space for washing machine.

FIRST FLOOR LANDING Double glazed window to side aspect, loft access.

BEDROOM ONE 12' 5" x 11' (3.78m x 3.35m) Double glazed window to front aspect, radiator, built in wardrobe.

BEDROOM TWO 11' 6" x 9' 10" (3.51m x 3m) Double glazed window to rear aspect, radiator, built in wardrobe.

BEDROOM THREE 9' x 8' 4" (2.74m x 2.54m) Double glazed window to front aspect, radiator.

SHOWER ROOM 9' 6" x 5' 9" (2.9m x 1.75m) Double glazed window to rear aspect, radiator, airing cupboard, shower cubicle with Aqualisa shower, pedestal wash hand basin, part tiled walls.

WC Double glazed window to side aspect, dose coupled WC, part tiled walls.

REAR GARDEN 40' (12m) Approx., in length. Paved patio area, laid to lawn, flower and shrub beds, fencing to boundary, narrow side access.

FRONT Driveway for three to four cars.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.

1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



AWAITING EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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