



53 Cedar Chase, Maldon , CM9 4NR
 Guide price £285,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN! An opportunity has arisen to purchase this TWO BEDROOM SEMI DETACHED HOME. Situated within a popular residential turning the property boasts an impressive approx 49' depth rear garden along with driveway providing off road parking. Internally accommodation comprises of a generous living room plus kitchen along with the addition of a lean to/ garden room to the rear overlooking the rear garden. Energy Efficiency Rating D. Council Tax Band C.

Bedroom 1 13'6 x 9'9 (4.11m x 2.97m)

Double glazed window to front, over stairs storage cupboard.

Bedroom 2 9'11 x 8'8 (3.02m x 2.64m)

Double glazed window to rear, radiator, airing cupboard.

Shower Room

Obscure double glazed window to rear, radiator, tiled shower cubicle with wall mounted shower unit, low level w.c, wash hand basin.

Landing

Double glazed window to side, access to loft space, stairs down to:

Entrance Hall

Entrance door, radiator, doors to:

Living Room 18'10 x 9'6 (5.74m x 2.90m)

Double glazed window to front, two radiators, patio door to Conservatory/Garden Room, coved to ceiling.

Kitchen 10'10 x 6'9 (3.30m x 2.06m)

Double glazed window & door to Conservatory/Garden Room, sink unit with mixer tap set into worksurfaces, base and wall mounted units, tiled splash backs, space for washing machine, space for cooker, wall mounted boiler.

Garden Room/Lean To 15'9 x 6'3 (4.80m x 1.91m)

Door to garden

Rear Garden approx 49' depth x 26' width (approx 14.94m depth x 7.92m width)

Commencing with patio area, access to front via gate, fenced to boundaries with flower and shrub beds, remainder laid to lawn.

Frontage

Driveway providing off road parking.

Probate Information

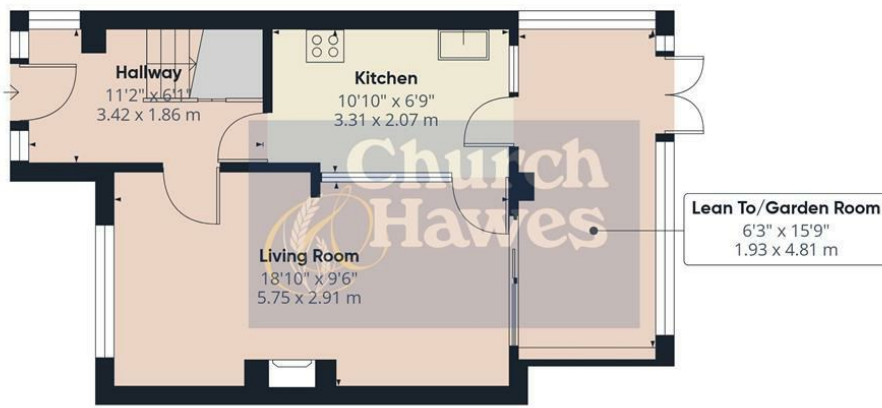
We understand probate has been applied for & the grant of probate has yet to be granted. The grant of probate will be required to facilitate exchange of contracts. Please note we have no control over timescales.

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 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 CREDAS an online verification company so as to ensure the required 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.



Floor 0



Floor 1

Approximate total area^m

708 ft²
65.8 m²

(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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