



Meard Post Office Road, Maldon , CM9 6SX
Guide price £450,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN... GUIDE PRICE £450,000 to £465,000. Situated in a non estate village lane within Woodham Mortimer is this three bedroom semi detached home offering excellent potential to extend, subject to the necessary planning permissions. Although the property does require a degree of modernisation, it presents an excellent opportunity to create a lovely family home. Features include a rear garden measuring approximately 115' in depth, subject to land survey, together with a generous frontage from the road. The accommodation currently comprises three bedrooms, a wet room, lounge and kitchen. Energy rating E.

FIRST FLOOR

Landing

Bedroom 1 15'1 x 8'10 (4.60m x 2.69m)

Bedroom 2 12' x 7'10 (3.66m x 2.39m)

Bedroom 3 8'11 x 7' (2.72m x 2.13m)

GROUND FLOOR

Entrance Hall

Lounge 15'1 x 12'1 (4.60m x 3.68m)

Kitchen 15 x 8'8 (4.57m x 2.64m)

Wet Room

EXTERIOR

Rear Garden 115' (35.05m)

Front

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: 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 and we would ask for your co-operation in order that there is no delay in agreeing a sale.

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.

