



Dorset Road, Maldon , CM9 6JX
Price £315,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Highly sought-after western side of Maldon!. This three-bedroom house on Dorset Road presents an excellent opportunity & should be at the top of your viewing list **BEING OFFERED FOR SALE WITH NO ONWARD CHAIN!**

The property boasts a generous living room plus separate kitchen/dining room along with the three well-proportioned bedrooms making it a wonderful setting for a growing family or those looking to downsize.

One of the standout features of the property is the generous rear garden measuring an impressive 58' depth, additionally, the property includes a garage & parking.

Situated in a popular area, this house is close to local amenities including the local primary school making it a desirable location. Whether you are looking to settle down or invest in a property with great potential, this home on Dorset Road is not to be missed.

Awaiting EPC. Council Tax Band C.



Bedroom 1 11'7 x 10'4 (3.53m x 3.15m)

Window to front, radiator.

Bedroom 2 11'9 x 9'3 (3.58m x 2.82m)

Window to rear, radiator, airing cupboard housing wall mounted boiler.

Bedroom 8'8 x 7'11 (2.64m x 2.41m)

Window to rear, radiator.

Bathroom

Obscure glazed window to front, low level w.c, wash hand basin, panelled bath, coved to ceiling.

Landing

Access to loft space, stairs leading down to ground floor.

Entrance Porch

Entrance door, storage cupboard, door to:

Entrance Hallway

Stairs rising to first floor, doors to:

Kitchen 12'3 x 11'2 (3.73m x 3.40m)

Window to front, radiator, coved to ceiling, space for washing machine, built in oven four ring hob & extractor hood, range of fitted base and wall mounted units, coved to ceiling.

Living Room 18'3 x 10'10 (5.56m x 3.30m)

Two windows to rear, door to rear to garden, coved to ceiling, brick fireplace.

Rear Garden approx 58' depth (approx 17.68m depth)

Commencing with patio area, fenced to boundaries, laid to lawn, pathway leading to rear access gate.

Garage

Garage located in a block & off road parking area.

Agents Note

The seller advises that the property experienced an isolated incident of surface water flooding approximately 13 years ago, arising from surface water drainage from the road. The seller advises that there have been no further incidents since.

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:

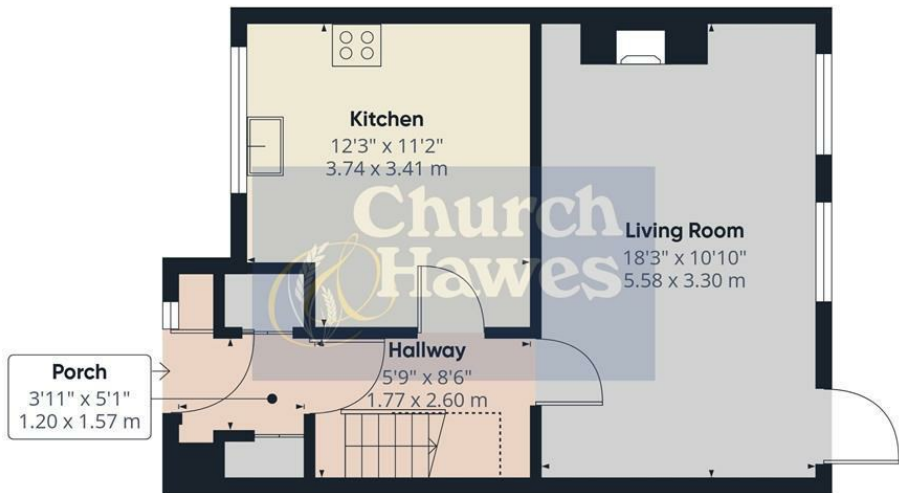
Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

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

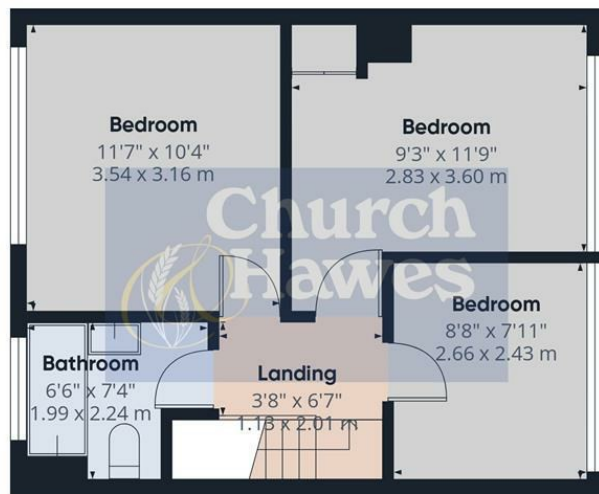
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly 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⁽¹⁾

787 ft²
73.1 m²

Reduced headroom

10 ft²
1 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.

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