



Fambridge Road, Maldon , CM9 6AA
Price £380,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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INDIVIDUAL GRADE II LISTED SEMI DETACHED CHARACTER COTTAGE HOSTING A WEALTH OF CHARM & CHARACTER FROM A BYGONE ERA. Central Maldon location & just a stone's throw from the High Street adding a level convenience with a vast array of shopping facilities, cafe's & bars. Internally accommodation comprises of two first floor bedrooms plus bathroom whilst to the ground floor are two reception rooms plus a study area & kitchen. EXTERNALLY THE PROPERTY BOASTS AN IMPRESSIVE 80' REAR GARDEN incorporating what is believed to be a former brew house/outbuilding offering a variety of uses. It is rare to find such a generous outside space being so close to the High Street along with a GARAGE/WORKSHOP!! Council Tax Band C.



Bedroom 13'10 x 13'1 (4.22m x 3.99m)

Sash window to front, radiator, feature fireplace, wash hand basin, fitted wardrobe & over stairs storage cupboard, exposed floorboards.

Bedroom 11'9 x 9'11 (3.58m x 3.02m)

Sash window to rear, sash window to side, radiator, wash hand basin, exposed floorboards.

Bathroom 10'2 x 8'10 (3.10m x 2.69m)

Window to rear, radiator, low level w.c, wash hand basin, roll top freestanding bath with mixer tap & shower attachment, access to loft space.

Landing

Stairs leading down to ground floor.

Living Room 13'1 x 10'4 (3.99m x 3.15m)

Entrance door, sash window to front, radiator, feature brick fireplace.

Dining Room 8'9 x 8'9 (2.67m x 2.67m)

Door to garden, radiator, exposed beams & timbers.

Understairs Study Area 8'11 6'8 (2.72m 2.03m)

Exposed beams & timbers

Kitchen 11'7 x 10' (3.53m x 3.05m)

Sash window to rear, radiator, wall mounted boiler, space for fridge/freezer, space for oven, extractor hood, space for washing machine, sink unit with mixer tap set into worksurfaces, exposed floorboards.

Rear Garden approx 80' depth x 41' max width (approx 24.38m depth x 12.50m max width)

Access to front via gate, outside tap, patio area, stable door to outbuilding which we understand is a former brew house with power & light connected & mezzanine loft/storage area & w.c, flower & shrub beds, laid to lawn, side access gate & personal door to:

Garage/Workshop 17'10 x 9' (5.44m x 2.74m)

Up & over door, power and light connected.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

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

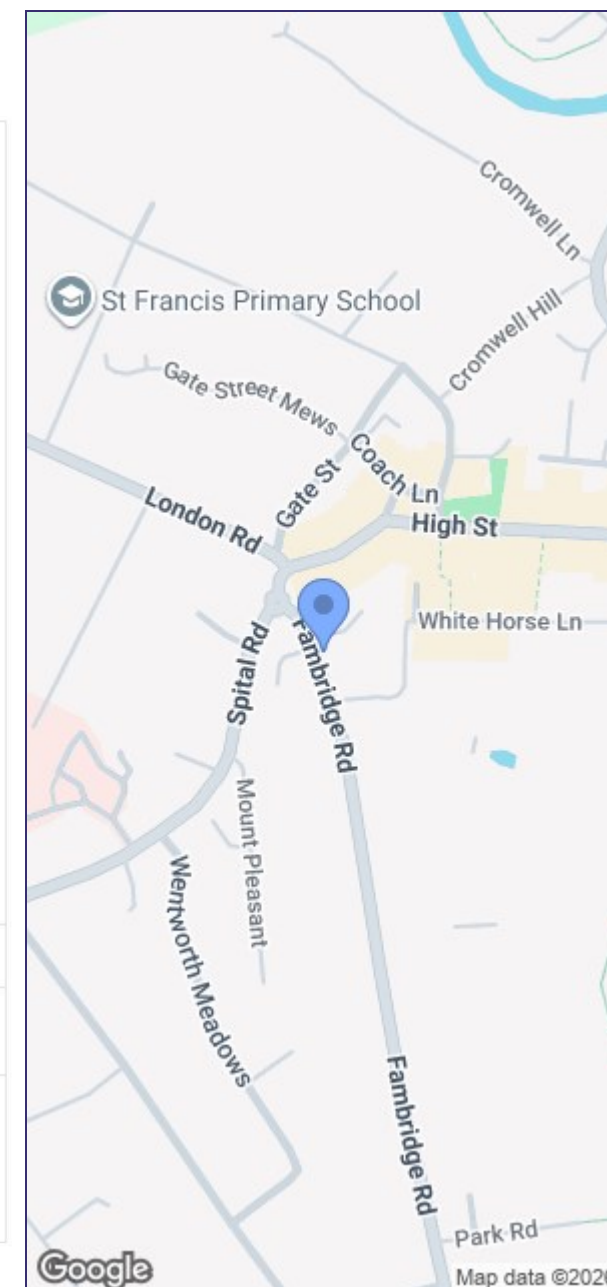
REFERRALS: As an integral part of the community and over many years, we have got to know the best

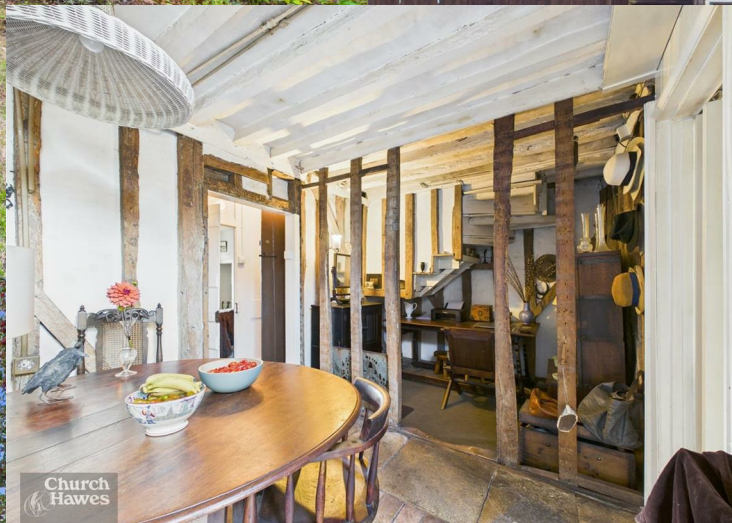
professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.





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