

Norfolk Road, Maldon, CM9 6AT
Price £300,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
4/6 High Street, Maldon, Essex, CM9 5PJ
Tel: 01621 855195
maldon@churchandhawes.com

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

Nestled on the sought-after western side of Maldon, this charming terraced house on Norfolk Road offers a delightful blend of comfort and convenience. The property features TWO WELL PROPORTIONED BEDROOMS, making it an ideal choice for small families, couples, or individuals seeking a retreat.

Upon entering the hallway you are welcomed into a cosy reception room that provides a wonderful space for relaxation or entertaining guests. The heart of the home is COMPLIMENTED BY A CONSERVATORY, which invites natural light and offers a serene spot to unwind whilst overlooking the rear garden. The cul-de-sac location is an excellent choice for those who value tranquillity while still being close to local amenities.

With its appealing features and prime location, this terraced house on Norfolk Road presents a wonderful opportunity for anyone looking to settle in the charming town of Maldon. Don't miss the chance to make this delightful property your new home.
Energy Efficiency Rating C. Council Tax Band C.







Bedroom 1 12' x 10' (3.66m x 3.05m)
Double glazed window to front, radiator, built in wardrobe, airing cupboard.

Bedroom 2 11'9 x 7'11 (3.58m x 2.41m)
Double glazed window to rear, radiator.

Shower Room
Obscure double glazed window to rear, radiator, low level w.c, wash hand basin, towel radiator, tiled shower cubicle & wall mounted shower unit, inset lighting to ceiling.

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

Entrance Porch
Entrance door, multi pane door to:

Hallway
Radiator, doors to:

Kitchen 9'5 x 7'1 (2.87m x 2.16m)
Double glazed window to front, wall mounted boiler, space for washing machine, space for fridge/freezer, built in oven, four ring hob, tiled splash backs, sink unit with mixer tap set into worksurfaces, fitted base and wall mounted units.

Living Room 14'6 x 13'6 (4.42m x 4.11m)
Window to rear, radiator, coved to ceiling, door to:

Conservatory 9'7 x 9'2 (2.92m x 2.79m)
Doors to side leading to garden

Rear Garden
Commencing with decked seating area, timber storage shed, flower and shrub borders.

Parking Area
Allocated parking is provided. This is accessed via Washington Road.

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.


Church
Hawes

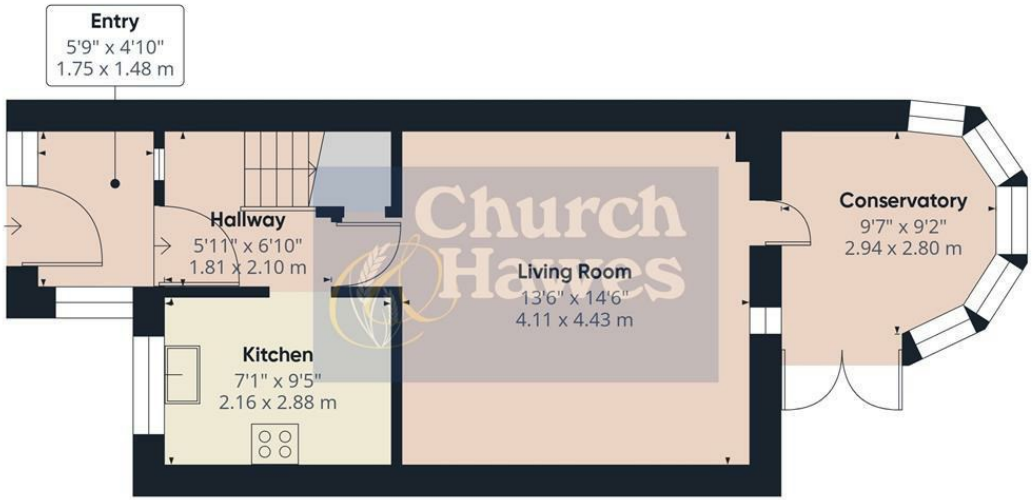



Church
Hawes


Church
Hawes


Church
Hawes


Churchill
Hawes



Floor 0





Floor 1

Approximate total area(1)

706 ft²

65.7 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.

GIRAFFE360

