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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 55 Dorset Road, Maldon, CM9 6JY Price £315,000

A WELL PROPORTIONED THREE BEDROOM HOME LOCATED ON THE SOUGHT-AFTER WESTERN SIDE OF MALDON, OFFERED FOR SALE WITH NO ONWARD CHAIN! This delightful property currently features Three First Floor Bedrooms which are serviced by a Wet Room. To the Ground Floor, the property features a Kitchen overlooking a pleasant Greensward Area to the front. The rear of the property is occupied by the Living Room which also affords access to the Conservatory. Externally, the property also benefits from a Private Rear Garden with Parking being offered in terms of a Driveway leading to a Garage in a block. Call Church & Hawes now to arrange an early viewing. Energy Efficiency Rating D. Council Tax: C.





**Bedroom 10'1 x 9'5 (3.07m x 2.87m)**  
Double glazed window to front, radiator, fitted wardrobes, coved to ceiling.

**Bedroom 11'10 x 9'2 (3.61m x 2.79m)**  
Obscure double glazed window to rear, radiator, coved to ceiling, airing cupboard.

**Bedroom 7'9 x 6'11 (2.36m x 2.11m)**  
Double glazed window to rear, radiator, fitted double wardrobe, coved to ceiling.

**Wet Room 7'2 x 6'4 (2.18m x 1.93m)**  
Obscure double glazed window to front, radiator, heated towel rail, wall mounted electric shower with accessible seat, wash hand basin, w.c. part tiled to walls.

**Landing**  
Access to loft space, stairs (with stairlift currently installed which could remain), down to:

**Entrance Hall**  
Part obscure glazed entrance door to front, full length storage cupboard, radiator, doors to Living Room &:

**Kitchen 10'11 x 10' (3.33m x 3.05m)**  
Double glazed window to front, low level boiler, space and plumbing for washing machine, space for cooker with extractor, space for under counter appliance, double storage cupboard, stainless steel 1 1/2 bowl sink drainer unit, coved to ceiling.

**Living Room 18'3 x 10'10 (5.56m x 3.30m)**  
Two double glazed windows to rear, radiator, feature fireplace, coved to ceiling, part glazed door to:

**Conservatory 6'0 x 5'4 (1.83m x 1.63m)**  
Double glazed windows to side and rear, polycarbonate ceiling, double glazed door to side accessing:

**Rear Garden**  
Decked seating area, paved seating area to rear, timber shed, mainly laid to lawn, fenced to boundaries, outside light.

**Frontage and Parking**  
Pathway leading to entrance with planting border and an area of lawn, pathway extending to side and accessing the Parking area which leads to the Garage.

**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:** 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.

