Masefield Road, Maldon

CM9 6DF

CURTIS O'BOYLE

Sales & Lettings

Masefield Road, Maldon

CM9 6DF oieo £350,000

This three-bedroom semi-detached home has been extended to the ground floor, creating a spacious lounge and dining area overlooking the rear garden.

The property features a good-sized fitted kitchen to the front, along with a convenient ground floor WC. Upstairs, there are three bedrooms and a family bathroom.

Outside, the home benefits from a 45-foot rear garden, ideal for relaxing or entertaining. There is also a garage located in a nearby block.

Situated on the popular Poets Estate, the property is just a short walk from local shops and offers easy access to Maldon town centre. The home also enjoys a corner position adjacent to a communal parking area, providing additional convenience.

ENTRANCE LOBBY Double glazed entrance door, smooth ceiling.

HALLWAY Coved ceiling, stairs to first floor, understairs cupboard, wood effect laminated flooring, radiator.

WC Double glazed window to front aspect, corner wash hand basin and WC.

KITCHEN 15' 8" x 11' (4.78m x 3.35m) Double glazed window to front aspect, heated towel rail, fitted base and wall units, one and quarter bowl sink unit inset into worktops, tiled floor, range style cooker with stainless steel splashback and hood, dishwasher and fridge/freezer, space for washing machine.

LOUNGE 17' 3" x 11' 9" (5.26m x 3.58m) Coved to smooth ceiling, fireplace, radiator, wood effect laminated flooring, opening to dining room.

DINING ROOM 16' 5" x 8' 4" (5m x 2.54m) Double glazed French doors to rear garden, double glazed window to rear aspect, radiator, wood effect laminated flooring.

FIRST FLOOR LANDING Loft access.

BEDROOM ONE 11' 1" x 10' 9" (3.38m x 3.28m) Double glazed window to front aspect, coved to smooth ceiling, ceiling fan, radiator.

BEDROOM TWO 12' 2" x 8' 5" (3.71m x 2.57m) Double glazed window to rear aspect, coved to smooth ceiling, ceiling fan, radiator, fitted wardrobes.

BEDROOM THREE 8' 6" x 7' 5" (2.59m x 2.26m) Double glazed window to rear aspect, coved to smooth ceiling, ceiling fan, radiator.

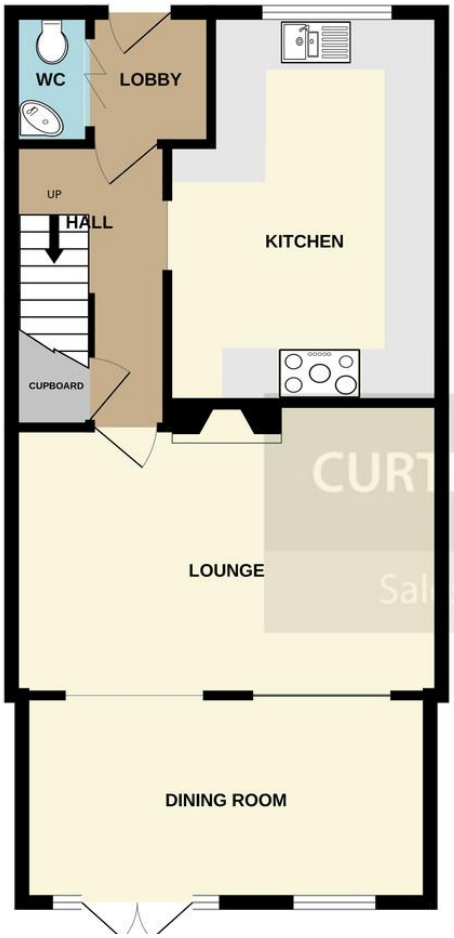
BATHROOM 5' 10" x 5' 6" (1.78m x 1.68m) Double glazed window to front aspect, smooth ceiling, heated towel rail, panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, part tiled walls.

REAR GARDEN 45' (13.7m) Approx. in length. Paved patio area, remainder laid to lawn, panelled fencing, outside lighting, metal storage shed, outside tap, gated side access.

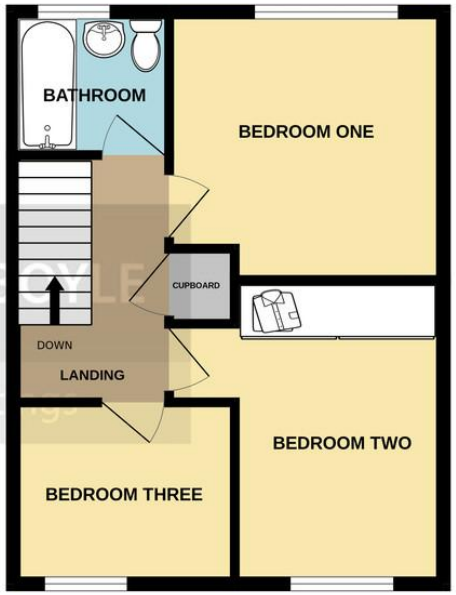
GARAGE In Block

To view this property call Curtis O' Boyle Estate Agents on 01621 855558

GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



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AWAITING ENERGY PERFORMANCE CERTIFICATE

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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