



19 Gill Close, Maldon , CM9 4TF  
£360,000

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



Situated within the popular BLACKWATER PARK DEVELOPMENT is this THREE BEDROOM DETACHED PROPERTY. The property is in need of modernisation but does benefit from replacement DOUBLE GLAZED WINDOWS. Other features include, en suite to bedroom 1, south west facing garden, garage and parking. The property also has the added advantage of NO ONWARD CHAIN.

- Entrance Hall**  
Main entrance door, storage cupboards, radiator, stairs to first floor.

**Lounge 13'4 x 10'7 (4.06m x 3.23m)**  
Double glazed window to front and rear, radiators.

**Kitchen/Diner 13'4 x 9'1 (4.06m x 2.77m)**  
Range of wall and base units, work top surfaces, work top mounted gas hob with oven and grill beneath, 1 & 1/2 bowl sink, double glazed window, radiator and sliding doors leading to the conservatory.

**Conservatory 10'7 x 13'11 (3.23m x 4.24m)**  
Electric heaters, access doors leading out to the garden.

**First Floor**  
Double glazed half landing window.

**Bedroom One 9' x 8'5 (2.74m x 2.57m)**  
Built in wardrobe, fitted storage units, double glazed window, radiator. Door to:

**En Suite**  
Shower cubicle with wall mounted shower unit, low level wc, wash basin, double glazed window, radiator.

**Bedroom Two 8'4 x 7'5 (2.54m x 2.26m)**  
Built in wardrobe, double glazed window, radiator.

**Bedroom Three 9'8 x 5'8 (2.95m x 1.73m)**  
Built in wardrobe, double glazed window, radiator.

**Bathroom**  
Panel bath with shower attachment, low level wc, wash basin, double glazed window, radiator.

**Outside**

**Garden**  
South West facing garden, patio area with lawn area and various trees and plants. Gated side access.

- Parking & Garage 16'10 x 8'6 (5.13m x 2.59m)**  
Garage - up and over door, power and lighting connected.

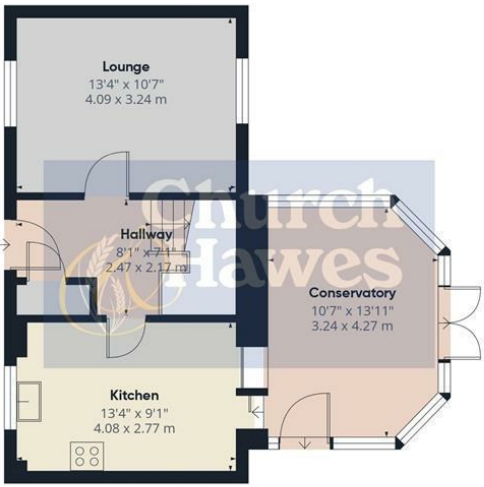
Off road parking provided via driveway in front of the garage

**Property Information**  
Tenure: Freehold  
Energy Performance Rating: D  
Council Tax Band: D

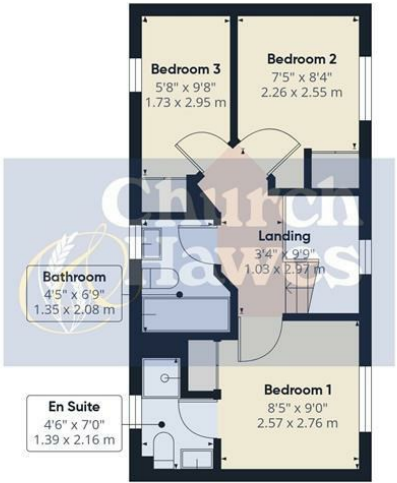
**Agents Note, Money Laundering & Referrals**  
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested 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 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 compliance and satisfy customer due diligence.

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 Building 1



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Approximate total area<sup>ni</sup>  
812 ft<sup>2</sup>  
75.6 m<sup>2</sup>

(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.

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