

Fambridge Road, Maldon
CM9 6BH



CURTIS O'BOYLE

Sales & Lettings



Fambridge Road, Maldon CM9 6BH

£305,000

A semi-detached house offered for sale with **no onward chain**, situated within walking distance of Maldon town centre and its range of shops, amenities and riverside attractions. The property offers well-planned accommodation including two bedrooms, a small first floor study/nursery and a good-sized rear garden extending to approximately 100 feet.

The ground floor comprises a small entrance porch leading into the lounge, separate dining room and fitted kitchen to the rear, with a small utility area adjoining. To the first floor are a double bedroom, single bedroom, study/nursery and bathroom.

Outside, the property benefits from a driveway to the front providing off-road parking, while the approximately 100-foot rear garden offers excellent outdoor space and scope for a variety of uses.

The combination of a good-sized garden, driveway parking, useful additional room and convenient location makes this an appealing opportunity for a range of buyers.

Offered with no onward chain.

ENTRANCE PORCH Glazed entrance door, windows to side aspects, double glazed door to:

LOUNGE 11' 11" x 11' 11" (3.63m x 3.63m)
Double glazed window to front aspect, radiator, wood effect laminated flooring, feature fireplace, door to:

DINING ROOM 11' 11" x 11' 9" (3.63m x 3.58m)
inc. stairs. Double glazed window to rear aspect, radiator, door to stairs to first floor, opening to:

KITCHEN 9' 4" x 6' 9" (2.84m x 2.06m) Double glazed door to rear garden, double glazed window to side aspect, radiator, wall mounted gas boiler, one and a quarter sink bowls inset into solid wood work tops with mixer tap and fluted drainer, fitted base and wall units, tiled floor, tiled splashbacks, electric cooker with hood above, fridge/freezer, opening to:

UTILITY 6' 4" x 3' 7" (1.93m x 1.09m) Double glazed window to rear aspect, wall mounted electric heater, solid wood work tops, washing machine, tiled floor, tiles splashbacks.

FIRST FLOOR LANDING Loft access, airing cupboard.

BEDROOM ONE 11' 11" x 11' 11" (3.63m x 3.63m) Double glazed window to front aspect, radiator.

BEDROOM TWO 9' 4" x 6' 11" (2.84m x 2.11m) Double glazed window to rear aspect, radiator.

STUDY/NURSERY 6' 3" x 5' 4" (1.91m x 1.63m) Double glazed window to rear aspect, radiator.

BATHROOM 6' 1" x 6' (1.85m x 1.83m) Double glazed window to side aspect, radiator towel rail, panelled bath with mixer tap and electric shower over, pedestal wash hand basin, dose coupled WC, tiled walls.

REAR GARDEN 100' (30m) approx. in length. Patio area, laid to lawn, gated side access, fencing to boundary, timber shed, outside tap and power point.

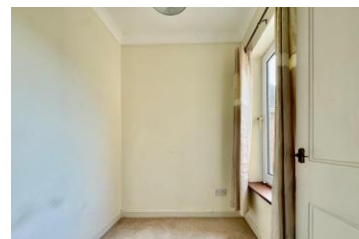
FRONT Driveway



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

GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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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