

Lancaster Avenue, Maldon, Essex CM9 6FY

Price £347,500

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

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Nestled in the charming area of Lancaster Avenue, Maldon, this modern two-bedroom semi-detached home offers a delightful living experience. Constructed circa 2022 by Taylor Wimpey, the property is well presented throughout, showcasing contemporary design and comfort.
One of the standout features of this property is the DRIVEWAY PROVIDING OFF ROAD PARKING FOR UPTO FOUR CARS providing ample parking for residents and visitors alike which is rare for this type & style of property!!
Internally accommodation comprises of family bathroom plus ground floor cloakroom/w.c. Also to the ground floor is a generous living room plus separate kitchen.
The popular location of this home means you will be close to local amenities, parks, and schools, making it an excellent choice for those looking to settle in a vibrant community.
Council Tax Band C. Energy Efficiency Rating B.







Bedroom 1 13' x 10' (3.96m x 3.05m)
Double glazed window to rear, radiator.

Bedroom 2 12'9 x 8'3 (3.89m x 2.51m)
Two double glazed windows to front, radiator, over stairs storage cupboard, access to loft space.

Bathroom
Towel radiator, white bathroom suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap & wall mounted shower unit, tiled to bath area, shaver point.

Landing
Radiator, stairs leading down to:

Entrance Hall
Entrance door, radiator.

Cloakroom/W.C
Obscure double glazed window to front, radiator, low level w.c, wash hand basin with mixer tap.

Kitchen 9'11 x 9'9 (3.02m x 2.97m)
Double glazed window to front, built in fridge/freezer, built in dishwasher, built in washing machine, cupboard housing wall mounted boiler, fitted base and wall mounted units, built in oven four ring hob & extractor hood, sink unit with mixer tap set into worksurfaces.

Living Room 15'4 x 13'2 (4.67m x 4.01m)
French doors to garden, radiator, under stairs storage cupboard.

Rear Garden
Patio area, front access gate, outside tap, fenced to boundaries, laid to lawn, external power point.

Frontage
Block paved driveway providing off road parking for upto four cars.

Estate Management Charge
We understand from the vendor that there is an annual Estate Management Charge of Approx of £360.00, please ensure your legal representative confirms the current figure.

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.





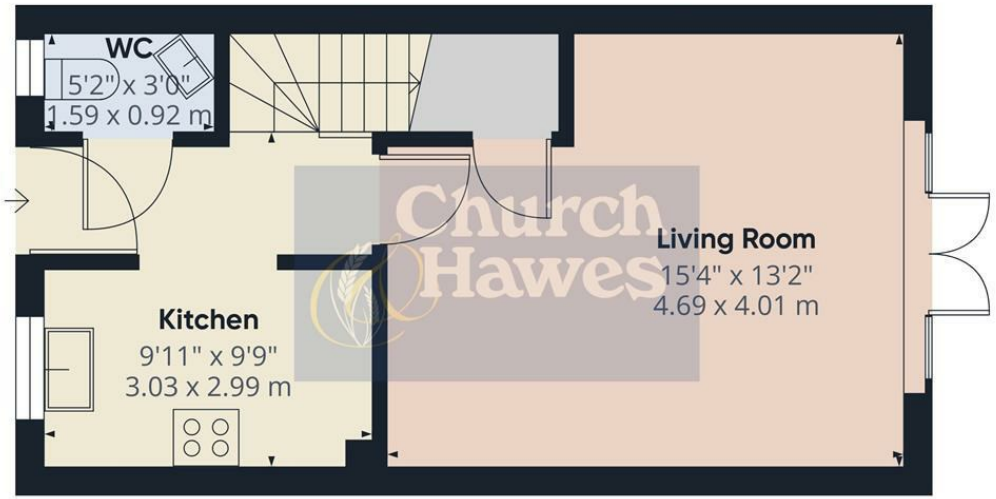




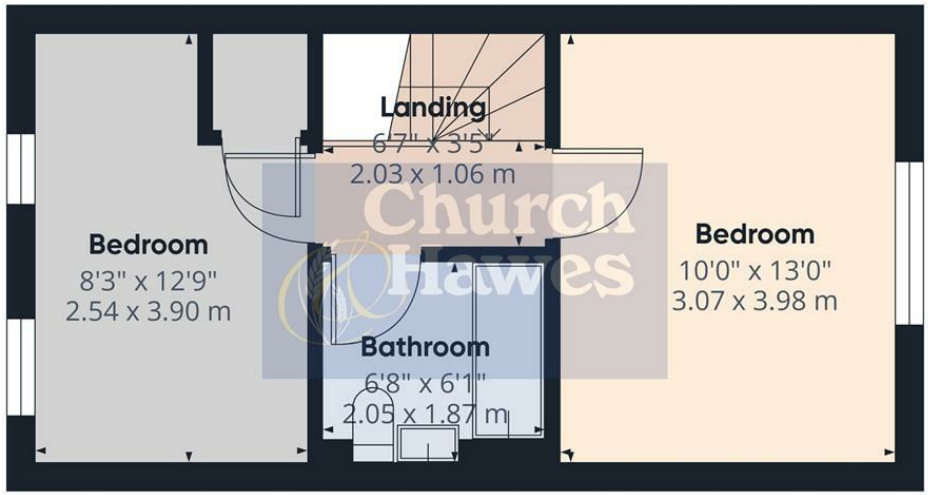





Church
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Floor 0



Floor 1

Approximate total area(1)

632 ft²

58.7 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.

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