

Maldon Road, Steeple , CM0 7RT

Price £325,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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NO ONWARD CHAIN – ATTRACTIVE RURAL POSITION – POTENTIAL TO MODERNISE & EXTEND

Offered for sale with no onward chain, this semi-detached bungalow enjoys a peaceful position within a quiet, private cul-de-sac on the edge of the sought-after rural village of Steeple. The property benefits from an attractive outlook over open farmland to the rear and offers excellent potential for a new owner to modernise and potentially extend, subject to the necessary planning permissions.

The accommodation is accessed via an entrance hall and comprises two well-proportioned bedrooms, a shower room, spacious lounge with adjoining rear conservatory, and an impressively sized kitchen/breakfast room.

Externally, the property is approached via a shingled driveway providing off-road parking and access to the garage. The generous rear garden is a particular feature, backing directly onto picturesque open farmland and providing a pleasant degree of privacy and an attractive rural outlook.

While the bungalow would benefit from some updating and modernisation, it represents an excellent opportunity for buyers seeking a property they can improve and make their own. The combination of single-storey accommodation, generous outside space, rural surroundings and scope for enhancement makes this a particularly interesting proposition.

Properties in this peaceful village setting rarely come to the market, and an early internal inspection is strongly recommended.

Energy Rating: TBC







ENTRANCE HALLWAY:
Doors leading to:

BEDROOM 1: 13' x 10'2 (3.96m x 3.10m)

BEDROOM 2: 9'11 x 6'10 (3.02m x 2.08m)

SHOWER ROOM:
Three Piece white suite.

KITCHEN: 11'10 x 10'1 (3.61m x 3.07m)
Range of storage units and drawers, cupboard housing boiler.

LIVING ROOM: 15'11 x 10'2 (4.85m x 3.10m)

CONSERVATORY: 10'3 x 9'10 (3.12m x 3.00m)
French style doors opening onto rear garden.

EXTERIOR - REAR GARDEN:
Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn overlooking farmland at rear, access into rear of:

GARAGE: 17'10 7'1 (5.44m 2.16m)
Wide opening doors to front, power and light connected, personal door to rear.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band C.

AGENTS NOTE:
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 person (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.






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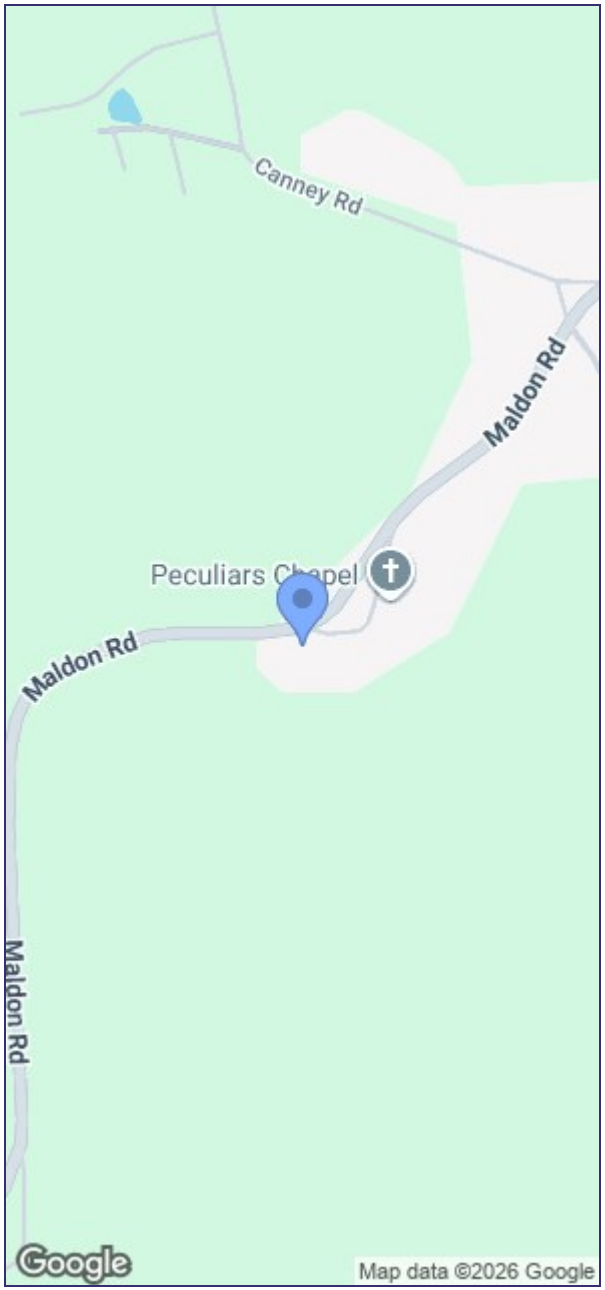
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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