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DAVID MARTIN
GROUP

Lancaster Avenue

Maldon, CM9 6FY

£350,000

EPC Rating 'B'

- Two Bedroom Semi-Detached House
- Ground Floor Cloakroom
- Parking for Two Vehicles
- 6 Years NHBC remaining





Property Description

David Martin Estate Agents are delighted to offer for sale this beautifully presented two-bedroom semi-detached house situated on a desirable development in the historic town of Maldon. The property comprises a welcoming entrance hall, a modern fitted kitchen with integrated appliances, a ground floor cloakroom, and a spacious lounge/diner with double doors opening onto the rear garden. To the first floor, the principal bedroom benefits from fitted wardrobes spanning one wall, while bedroom two features Juliet doors. A contemporary family bathroom completes the accommodation. Externally, the property enjoys an enclosed rear garden with a decked seating area and pergola over, together with parking to the rear for two vehicles. Maldon offers an array of shops, restaurants, and local amenities, together with the popular Promenade Park.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, laminate flooring, radiator, opening to:

KITCHEN

9' 11" x 6' 01" (3.02m x 1.85m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, oven, four ring gas hob with extractor over, integrated washing machine, fridge/freezer and slimline dishwasher, extractor fan, laminate flooring, window to front.

LOUNGE/DINER

13' 00" x 10' 02" (3.96m x 3.1m) Laminate flooring, built in storage cupboard, radiator, double doors to rear garden.

CLOAKROOM

Window to front, low level W.C, hand wash basin, radiator, extractor fan, laminate flooring.

LANDING

Radiator.

BEDROOM ONE

13' 00" x 10' 02" (3.96m x 3.1m) Window to rear, radiator, wardrobes to one wall with sliding doors.



BEDROOM TWO

13' 00" x 8' 04" (3.96m x 2.54m) Juliet balcony doors to front, built in cupboard, radiator, loft access.



FAMILY BATHROOM

Panel enclosed bath with shower over, low level W.C, hand wash basin, tiled floor, part tiled walls, heated towel rail, extractor fan.





OUTSIDE

The property features a low-maintenance shingled front garden, bordered by mature hedging.

PARKING

Parking for two vehicles to the rear of the property.

REAR GARDEN

The rear garden features a spacious patio area, lawn, and a raised decked seating area with pergola over, ideal for outdoor entertaining. Further benefits include an outside tap and rear gate providing access to parking.



GROUND FLOOR
333 sq. ft. (30.9 sq.m.) approx.

1ST FLOOR
333 sq. ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 665 sq. ft. (61.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms etc. may differ from our approximations and we accept no responsibility in relation to any error. Dimensions are to internal face. The floorplan is for guidance purposes only and should not be used as a basis for any purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency. Call us on 01206 351333 for more information. ©2023

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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