



43 Gloucester Avenue, Maldon , CM9 6LA  
 Guide price £350,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated within a POPULAR no through road on the WESTERN SIDE of MALDON is this THREE BEDROOM HOUSE. The property benefits from an entrance porch, lounge/diner, kitchen and a conservatory. The first floor consists of three bedrooms and a family bathroom. Externally the property features an attractive rear garden, off road parking and a garage. Energy Efficiency Rating D.

**Entrance Porch**  
 Main entrance door, double glazed windows, storage cupboard (housing gas boiler).

**Kitchen 10' x 11'9" (3.05m x 3.58m)**  
 Range of wall and base units, work top surfaces, stainless steel sink with drainer, space for gas cooker, space for further domestic appliances.

**Inner Hallway**  
 Stairs to first floor

**Lounge/Diner 18'4" x 11'3" (5.59m x 3.43m)**  
 Feature fire with surround, radiator, double glazed window and patio sliding door leading to the conservatory.

**Conservatory 18' x 6'7" (5.49m x 2.01m)**  
 Overlooks an attractive rear garden, sliding patio doors, two electric panel heaters.

**First Floor**

**Bedroom One 11'6" x 11'2" (3.51m x 3.40m)**  
 Double glazed window, radiator.

**Bedroom Two 12'1" x 8'10" (3.68m x 2.69m)**  
 Double glazed window, radiator.

**Bedroom Three 11'5" x 6'11" (3.48m x 2.11m)**  
 Double glazed window, radiator.

**Bathroom**  
 Bath with wall mounted electric shower over, wash basin, low level wc, radiator, double glazed window.

**Outside**

**Garden**  
 Mainly laid to lawn with landscaping to the sides and rear. Gated access to the back.

**Garage 16'3" x 8'0" (4.95m x 2.44m)**  
 Up and over door with power and lighting connected.

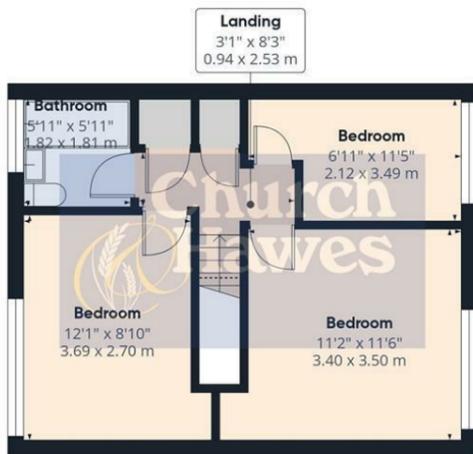
**Parking**  
 Driveway parking just to the front of the garage.

**Property Information**  
 Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: TBC

**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.



Approximate total area<sup>®</sup>  
 1020 ft<sup>2</sup>  
 94.8 m<sup>2</sup>

Reduced headroom  
 4 ft<sup>2</sup>  
 0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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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