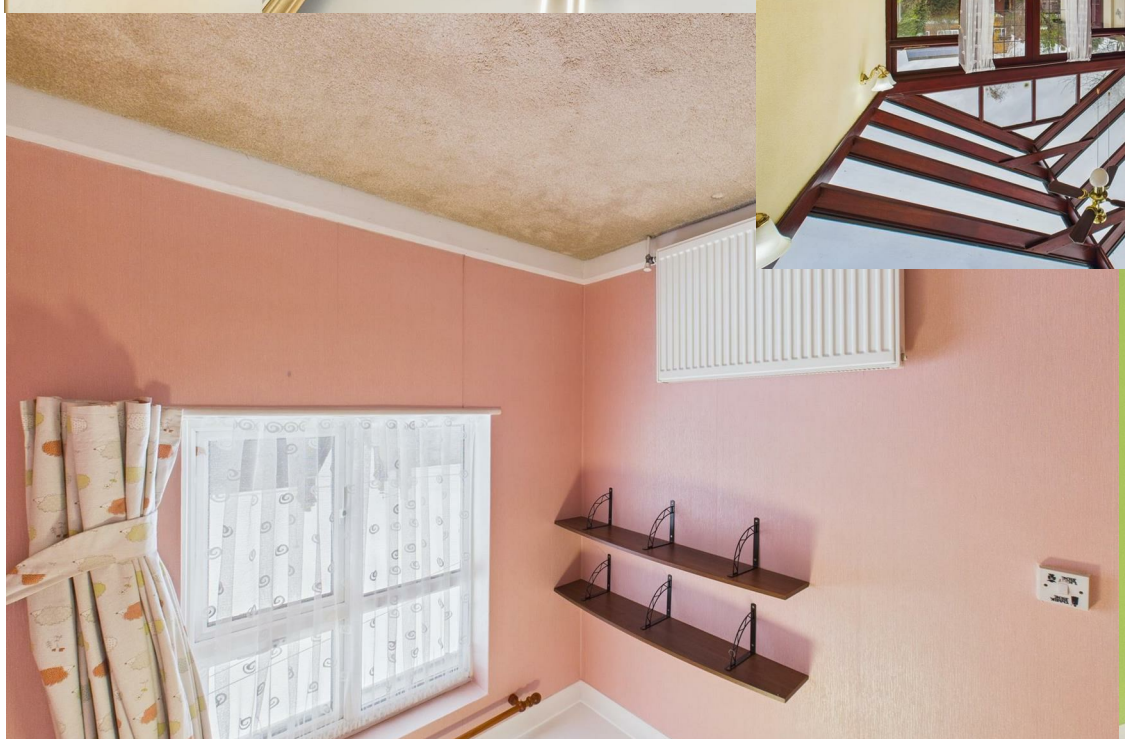

12 Washington Road, Maldon , CM9 6BL
£380,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

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Offered with NO ONWARD CHAIN and CONVIENANCE for MALDON HIGH STREET is this THREE BEDROOM SEMI DETACHED HOUSE. The property has many advantages which include two reception rooms, conservatory, character features, 100ft rear garden, four-piece bathroom suite, garage and off-road parking.

Hallway
Entrance hall with main entrance door and window to either side, radiator, understairs storage cupboard, stairs to first floor.

Lounge 11'3 x 12'5 (3.43m x 3.78m)
Bay window, radiator, feature fire with surround.

Dining Room 11'9 x 9'9 (3.58m x 2.97m)
Feature fire with surround, radiator.

Conservatory 12' x 9'11 (3.66m x 3.02m)
Radiator, access doors leading out to the garden.

Kitchen 8'8 x 7'4 (2.64m x 2.24m)
Range of wall and base units, work top surfaces, stainless steel sink with drainer, integrated oven and hob, space for further domestic appliances. Double glazed window, cupboard housing gas boiler, door leading out to the garden.

First Floor
Double glazed landing window, loft access.

Bedroom One 10'2 x 12'11 (3.10m x 3.94m)
Double glazed bay windows, radiator, feature fireplace

Bedroom Two 10'2 x 11'10 (3.10m x 3.61m)
Double glazed window, feature fireplace, radiator.

Bedroom Three 7'1 x 7'2 (2.16m x 2.18m)
Double glazed window, radiator.

Bathroom
Four piece bathroom suite consists of bath tub with shower attachment, separate shower cubicle with wall mounted shower unit, low level wc, wash basin. Heated towel radiator, double glazed window.

Outside

Garden
100ft garden which is mainly laid to lawn with various trees, pathway, side access, access to the garage.

Garage 15'7 x 8' (4.75m x 2.44m)
Barn style doors, power and lighting connected (not tested)

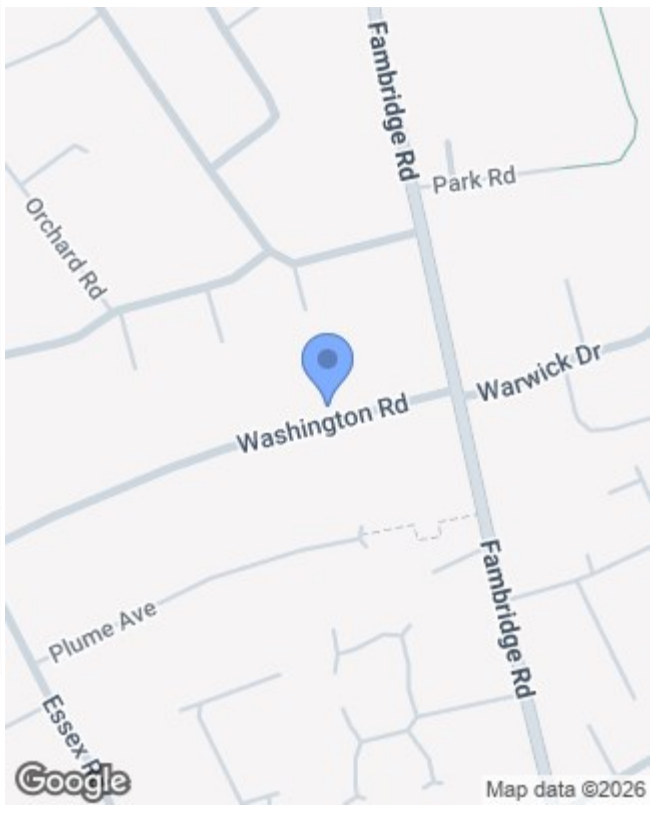
Frontage
Off road parking provided at the front of the house.

Property Information
Tenure: Freehold
Council Tax Band: C
EPC Rating: D

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.

Move with us AML criteria
Move with Us, are the ultimate appointed selling agent for this property. It is required to conduct ID/AML and source of funds checks for the properties they sell. Buyers will be required to pay a charge of £49 (plus VAT) to cover the increasing costs of this.

Please be aware that, should their offer be accepted, this charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued.