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Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



# 41 Newnham Green, Maldon, Essex CM9 6HZ

## Price £230,000

TWO BEDROOM RETIREMENT BUNGALOW ideally located close to Maldon's historic High Street, providing easy access to local amenities including shopping facilities, cafe's bars and restaurants.
Internally accommodation comprises of bathroom a generous lounge/dining room plus separate kitchen along with the aforementioned two bedrooms. NO ONWARD CHAIN!!

Whether you're looking to retire in style or seeking a tranquil retreat in a vibrant community, this retirement property in Newnham Green is sure to meet your needs. Don't miss out on the opportunity to make this lovely bungalow your new home sweet home. Council Tax Band C. EPC Rating D.







**Entrance Hall**
Entrance door, coved to ceiling, emergency pull cord, storage cupboard, airing cupboard doors to:

**Bedroom 1 14'6 x 8'9 (4.42m x 2.67m)**
Double glazed window to rear, Fischer electric heater, FM & telephone point, coved to ceiling, emergency pull cord.

**Bedroom 2 11'3 x 5'11 (3.43m x 1.80m)**
Double glazed window to rear, coved to ceiling, emergency pull cord, wall mounted electric heater.

**Bathroom**
Obscure double glazed window to front, towel radiator, low level w.c, wash hand basin with mixer tap, walk in bath/shower unit with hand held shower.

**Lounge/Diner 17'9 x 10'4 (5.41m x 3.15m)**
Double glazed bay window to rear, Fischer electric heater, coved to ceiling, emergency pull cord, television, FM and telephone point, through to:

**Kitchen 9'7 x 7'2 (2.92m x 2.18m)**
Double glazed window to front & side, space for fridge/freezer, space for washing machine, space for oven, tiled splash backs, fitted base and wall mounted units, sink unit with mixer tap set into worksurfaces.

**Newnham Green**
Newnham Green was constructed by Anglia Secure Homes and comprises of 25 Bungalows and 16 Apartments. The resident House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency careline response system. The condition is that all residents are a minimum age of 60. Newnham Green is situated with easy reach of Maldon's historic high street. Resident lounge with views towards Beeleigh, visitors guest suite and washing and drying facilities. Events such as Lunch groups, coffee mornings,and other social events are also organised.

**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.











