

Courtland Place, Maldon, Essex

£210,000



- Popular Keeble Park development
- Cluster/starter home
- Lounge with Bay Window
- Modern fitted kitchen and bathroom
- Double bedroom
- Private front garden
- Allocated parking space
- Ideal first purchase/investment
- EPC rating - C



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Introduction: This starter home has been improved by the current seller and can be found on the popular Keeble Park development. It benefits from modern re-fitted kitchen and bathroom. Accommodation comprises lounge and kitchen to the ground floor and bedroom and bathroom to the first floor. Outside the property benefits from it's own front garden and an allocated parking space. Other features include gas central heating, double glazing and a bay window to the lounge. This residence would make an ideal first purchase or investment.

Local Area: The property is located towards the south of Maldon Town Centre a perfect location if you are looking to commute towards Danbury, Chelmsford, Hatfield Peverel and the A12 trunk road. The immediate area also offers shopping facilities at Morrisons and a choice of several Railway Stations all within a five mile radius. For the family the property is located within a short distance of Maldon's Promenade Park, open countryside, Blackwater Leisure Centre and Madison Heights Family Entertainment Centre. Locally the area offers some of the most reputable schooling in the district.

Ground Floor

Lounge

13' 8" x 9' 11" (4.17m x 3.02m)

Double glazed square bay window to front, stairs rising to the 1st floor, radiator, and doorway leading to kitchen.

Kitchen

10' 5" x 5' 3" (3.17m x 1.60m)

Double glazed window to front. Fitted with a range of wall and base mounted units, finished with work surfaces with inset sink unit with mixer tap. Built in oven, hob and extractor, built in dishwasher and space for domestic appliances. Storage under staircase, tiled splash backs.





First Floor

Landing

Access to loft, stairs to ground floor, doors leading to:

Bedroom

11' 9" x 10' 0" (3.58m x 3.05m)

Double glazed window to front, radiator, built in mirror fronted wardrobes, built in storage cupboard.

Bathroom

Obscure double glazed window to front, re fitted three piece suite comprising panel enclosed shower bath with shower screen, mixer taps and shower attachment, close coupled WC, vanity unit with storage below and inset wash hand basin, tiled walls, heated towel rail.

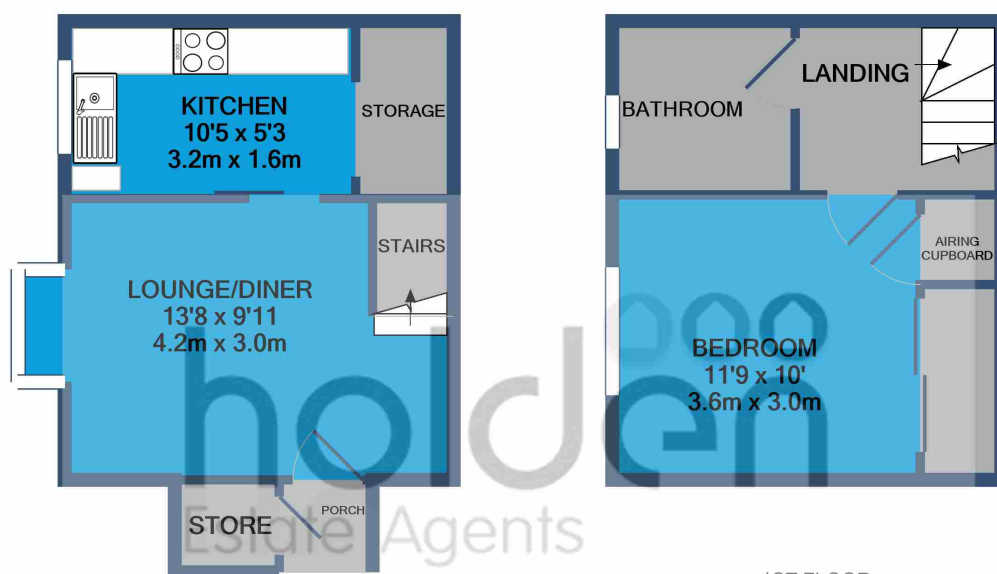
Outside

Front

The property benefits from an enclosed front garden providing privacy and features a raised decked seating area and lawn. There is also a brick built storage room attached to the front porch.

Parking

The property has one allocated parking space located directly in front of the garden/house..



GROUND FLOOR
APPROX. FLOOR
AREA 249 SQ.FT.
(23.2 SQ.M.)

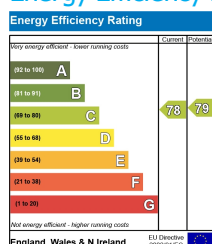
1ST FLOOR
APPROX. FLOOR
AREA 220 SQ.FT.
(20.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 470 SQ.FT. (43.6 SQ.M.)

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ENERGY GRAPHS

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Energy Impact Rating

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

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Maldon Office
15 High Street
Maldon
Essex
CM9 5PE

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Tiptree Office
Crate Tiptree
Kelvedon Road
Tiptree
Essex
CO5 0LX

t. 01621 983 983
e. tiptree@holdenestates.co.uk

t. 01621 841 011
e. maldon@holdenestates.co.uk