

Falcon Fields, Maldon, Essex

£210,000



- Well presented one bedroom Freehold House
- Allocated parking space in front of property
- Garage with rafter storage space
- Entrance porch leading to living room
- Gas central heating
- Double glazed throughout
- Ideal first purchase or investment
- Enclosed front garden
- EPC - C



Situated on the Keeble Park development to the South of Maldon town centre is one bedroom freehold house. The internal accommodation is well presented and includes a porch, lounge/diner with bay window and kitchen to the ground floor and bathroom and bedroom to the first. Externally there is a small enclosed front garden, an allocated parking space and garage. The property also benefits from gas central heating and double glazing.

**Local Area** - This property is situated on Keeble Park, a modern development of houses within half a mile of Maldon's town centre providing a variety of shops, pubs and restaurants. Morrisons can be easily accessed from here either by car or on foot. Limebrook Way also offers a bus stop giving easy access to Chelmsford. Madison Heights is nearby offering entertainment such as snooker, bowling and roller skating. Maldon's popular promenade is within 0.25 miles with an abundance of activities and walks along the quayside.

**Ground Floor**

#### **Entrance Porch**

Door to side, storage cupboard and door leading to:

#### **Living Room**

12' 10" x 9' 10" (3.91m x 3.00m)

Double glazed bay window to front, radiator, stairs rising to the first floor and sliding door to:

#### **Kitchen**

10' 3" x 5' 3" (3.12m x 1.60m)

Double glazed window to front, wall mounted gas boiler, fitted with a range of wall and base mounted units, finished with rolled edge work surfaces, integrated fridge/freezer, space for a washing machine, Inset gas hob with extractor above, built-in oven, inset sink drainer unit with mixer tap, tiled splash backs and under stairs storage area.





#### First Floor

##### Landing

Access to loft space, stairs to the ground floor and doors leading to:

##### Bedroom

11' 8" x 10' 0" (3.56m x 3.05m)

Double glazed window to front, built-in wardrobes with sliding mirrored doors, radiator and airing cupboard.

##### Bathroom

Opaque double glazed window to front, panelled bath with electric shower over, close coupled WC, wash hand basin with mixer tap and cupboard beneath, heated towel rail and tiling to walls.

#### Outside

##### Front Garden

The well maintained front garden is enclosed by a low level timber fence with a gate.

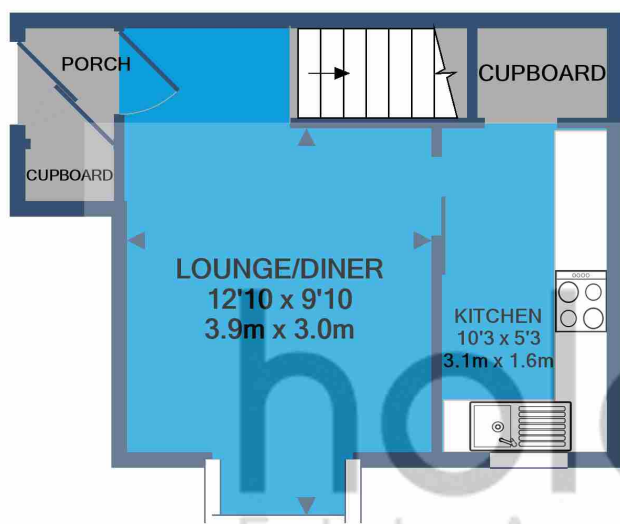
##### Parking

The property benefits from a parking space located directly in front of the property. The garage is located within a block at the end of the road.

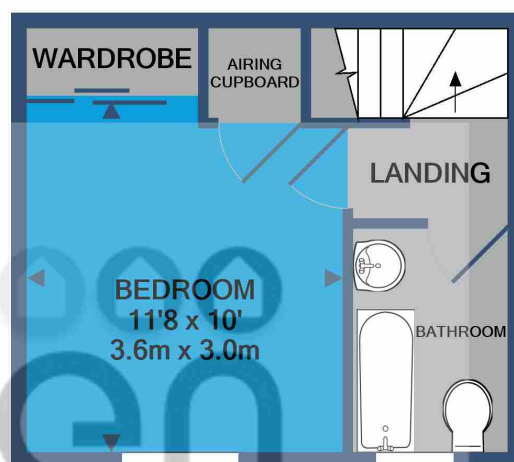
##### Garage

17' 1" x 8' 3" (5.21m x 2.51m)

Accessed via an up an over door. Rafter storage space.



GROUND FLOOR  
APPROX. FLOOR  
AREA 241 SQ.FT.  
(22.4 SQ.M.)



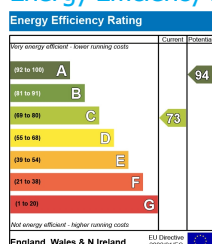
1ST FLOOR  
APPROX. FLOOR  
AREA 214 SQ.FT.  
(19.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 456 SQ.FT. (42.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Every effort has been made to ensure that consumers are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer must have information verified by their own solicitors or other advisers. These details form part of our database, which is protected by database rights and copyright laws. No unauthorised copying or distribution without permission.