holden
Estate Agents

Cross Road, Maldon, Essex

OFFERS IN EXCESS OF £275,000

- Offer in writing by Monday 4th October
- Viewing by appointment only- Please see our listing for dates
- Two Bedroom semi-detached home in need of full modernisation
- Gas radiator heating
- Spacious upstairs shower room & down stairs bathroom
- No chain, Ideal first time/Investment purchase
- Southerly aspect rear garden approaching 80ft in depth x 22ft in width
- Energy certificate: Awaited

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The Property Ombudsman SALES

In need of full modernisation is this established semi detached property situated within the non estate turning of Cross Road. Ideal for anyone looking to stamp there own mark on a property, internally the house consists of; two receptions rooms, kitchen, downstairs bathroom to the ground floor and two double bedrooms and large shower room to the first floor. Outside the house benefits from off street parking for two vehicles and a generous southerly aspect rear garden approaching 80ft in depth x 22ft in width.

The property is situated in a non-estate location that offers convenient access to local shops, bus stops. The property is ideally located for the town centre, Promenade Park and Hythe Quay. Maldon offers a good range of schooling, shopping and recreational facilities.

ACCOMMODATION COMPRISES (with approximate room sizes)

Entrance Hallway
Stairs to first floor, door to dining room.

Living Room 11'4" x 11'0" (3.45m x 3.35m).
Window to front, radiator, feature fireplace, archway to dining room.

Dining Room 11'10" x 9'2" (3.60m x 2.79m).
Sliding patio doors to garden. Radiator, capped gas point, fire surround, sliding door to kitchen.

Kitchen 8'8" x 7'0" (2.64m x 2.13m).
Window to side. Door to inner lobby. Kitchen fitted with base and wall mounted units, space for freestanding cooker and washing machine, majority tiled walls, stainless steel sink with mixer hot & cold lever tap.

Inner Lobby
Door to side, door to downstairs bathroom

Downstairs Bathroom
Obscure window to rear. Coloured suite comprising; panel enclosed bath with electric shower above, pedestal wash hand basin, tiled walls, radiator.

First Floor Landing
Window to side. Door to all rooms, loft access.

Master Bedroom 11'3" x 9'8" (3.42m x 3.12m).
Window to front, radiator, deep sliding door wardrobes to one wall, deep storage cupboard.

Bedroom Two 11'10" x 9'8" (3.60m x 2.94m).
Window to rear. Radiator.

Upstairs Shower Room 8'10" x 7'2" (2.69m x 2.18m).
Obscure window to rear. Boiler & airing cupboard. Shower cubicle, WC, wash hand basin, radiator.

Front Driveway
Tarmac driveway enclosed by wrought iron gate & fencing, dwarf brick wall, flower beds. Side gate giving access to the rear garden.

Southerly Aspect Rear Garden
Approaching 80ft in depth x 22ft in width. Divided in three sections. First section commencing with a large patio area, raised flower beds, outside tap. A tall hedge divides the second section of garden with concrete pathway, enclosed hedge boundaries, laid to colour stones. The third section with shed & green house and rear fence boundary.

FLOOR PLAN | Cross Road Maldon CM9 5EE

GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.

TOTAL FLOOR AREA : 780 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 impart 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.

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Available Monday – Friday 9am – 6pm
Saturday 9am – 4pm