

Tenterfield Road, Maldon, Essex

OFFERS OVER £275,000



- Semi-detached property on 0.14 acre plot in need of full renovation
- Sought after town centre location
- Huge further potential subject to relevant planning
- Sitting room, dining room, kitchen
- Two bedrooms, large first floor bathroom
- Driveway and garage
- Plot measures 154ft x 36ft, rear garden 114ft x 36ft
- No chain
- EPC rating - G



OFFERS IN WRITING BY 21 DECEMBER 2020. SEE MAIN ADVERT FOR FULL DETAILS

Viewings available on Saturday 5 December, Saturday 12 December and Saturday 19 December. If you are unable to attend any of these days please let us know and we will try to accommodate. Contact us to arrange your individual viewing slot.

Introduction

An extremely rare opportunity to purchase this character two bedroom semi-detached property which boasts an impressive 154ft x 36ft plot. The property is in need of full renovation however offers the perfect opportunity for the new owner to modernise and improve. Subject to relevant planning permission there is huge further potential. Inside, the property offers sitting room, dining room, kitchen, two bedrooms and first floor bathroom. There is no central heating. To the side of the property there is a large driveway that provides ample parking, which leads to a detached garage. The rear garden measures 114ft x 36ft.

Please note that planning has been REFUSED for the erection of a dwelling on the side plot. See below for further details.

Local area

As we have previously mentioned, the property is situated in a prime town centre location. The new owner of this property will enjoy having the High Street moments away with its full range of local and national retailers. Maldon's famous Hythe Quay and Promenade Park is also within walking distance of this property.

Ground Floor

Sitting Room
11' 3" x 12' 6" (3.43m x 3.81m) With sash window to front, entrance door and door through to stairs.

Stairs
With stairs to first floor and doors to sitting room and dining room.

Dining Room
11' 3" x 12' 7" (3.43m x 3.84m) Sash window to rear, under stair storage, fireplace, sliding door to kitchen

Kitchen
7' 4" x 10' 3" (2.24m x 3.12m) Sash window to side and door leading into garden. Wall mounted cupboards, work surface with sink unit, cupboards and drawers below work surface, space for domestic appliances



First Floor

Landing

Doors to bedrooms and bathroom, loft access

Bedroom One

11' 3" x 12' 6" (3.43m x 3.81m) Sash window to front, storage cupboard.

Bedroom Two

8' 6" x 12' 5" (2.59m x 3.78m) Sash window to rear, storage cupboard

Bathroom

Opaque sash window to rear. Large bathroom comprising enclosed bath, WC, wash hand basin, airing cupboard.

Outside

Gardens and parking

As previously mentioned the property sits in an impressive double plot that measures 154ft x 36ft. To the front there is a driveway to side with storage shed and detached garage. In the rear garden there is an outside WC and covered store area, the remainder of the garden (which measures 114ft x 36ft) is mainly laid to lawn.

AGENTS NOTE

Planning permission has been refused by the local authority for a separate dwelling on the side plot.

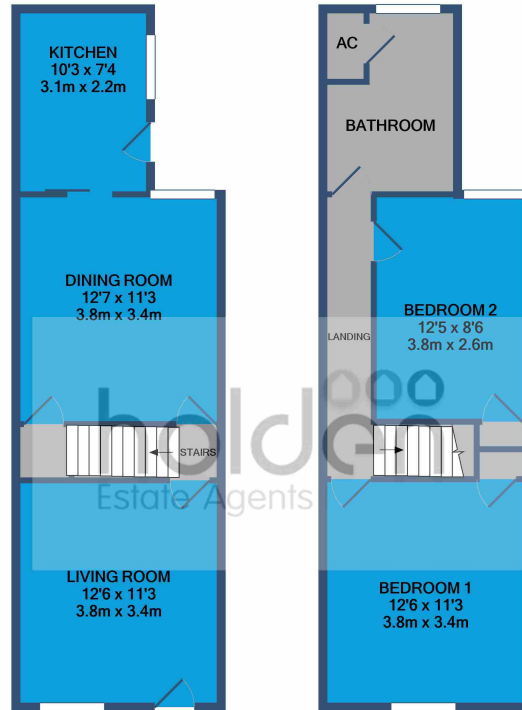
Offers In Writing

Offers in Writing by 5pm on Monday 21 December 2020. Please write to Darryl Humphreys, Holden Estate Agents, 15 High Street, Maldon, Essex.

Please confirm

1. Your best offer
2. Your current buying position
3. Whether there are any conditions to your offer
4. Proof of finances for the purchase
5. Confirmation of your solicitor.

Please note the seller is not obliged to take any offer.



GROUND FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.4 SQ.M.)

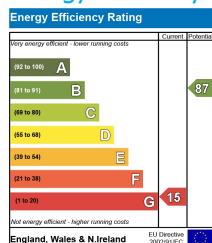
1ST FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.7 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



Energy Impact 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.

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.

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