

Coleridge Road, Maldon, Essex

OFFERS OVER £280,000



- Extended semi-detached property
- Offered for sale with no onward chain
- Living room, separate dining room
- Modern fitted kitchen
- Ground floor shower room
- Four first floor bedrooms
- Garage in block
- Enclosed rear garden
- EPC rating - C



*Virtual tour available - click on link to access *

Introduction

This established and extended semi-detached property can be found on the Poets development in Maldon, and is being sold with no onward chain. This property offers good further potential and is perfect for any growing family. Inside, the accommodation comprises large living room, separate dining/reception room, modern fitted kitchen, ground floor shower room and four bedrooms. Outside there is an enclosed rear garden as well as a garage in block (directly behind the property) Viewing is advised.



Local area

As previously mentioned this property can be found on the Poets development in Maldon. The Poets benefits from a local parade of shops and bus stops, and the property is very convenient for The Plume (lower campus) Maldon is a historic town that offers a good range of shopping and recreational facilities, with independent retailers and national brands. Maldon's famous Hythe Quay and Promenade Park can also easily be reached from this property.

Ground Floor

Hallway

Radiator, stairs to first floor, side door that leads to the garden, under stair cupboard.

Living Room

11' 4" x 18' 0" (3.45m x 5.49m) Double glazed window to front, radiator.

Dining Room

7' 11" x 9' 3" (2.41m x 2.82m) Double glazed window to front, radiator.





Kitchen

9' 3" x 11' 6" (2.82m x 3.51m) Double glazed window to rear. Modern fitted kitchen comprising wall mounted cupboards, work surface with sink unit, matching cupboards and drawers under. Built in oven, hob and extractor, built in dishwasher and space for domestic appliances.

Ground floor shower room

Opaque double glazed window to rear. Enclosed shower cubicle, close coupled WC, wash hand basin, heated towel rail, part tiled walls.

First floor

Landing

Loft access, cupboard housing boiler.

Bedroom One

9' 7" x 12' 9" (2.92m x 3.89m) Double glazed window to rear, radiator, built in wardrobe and storage.

Bedroom Two

9' 10" x 11' 4" (3.00m x 3.45m) Double glazed window to front, radiator.

Bedroom Three

7' 10" x 9' 3" (2.39m x 2.82m) Double glazed window to front, radiator.

Bedroom Four

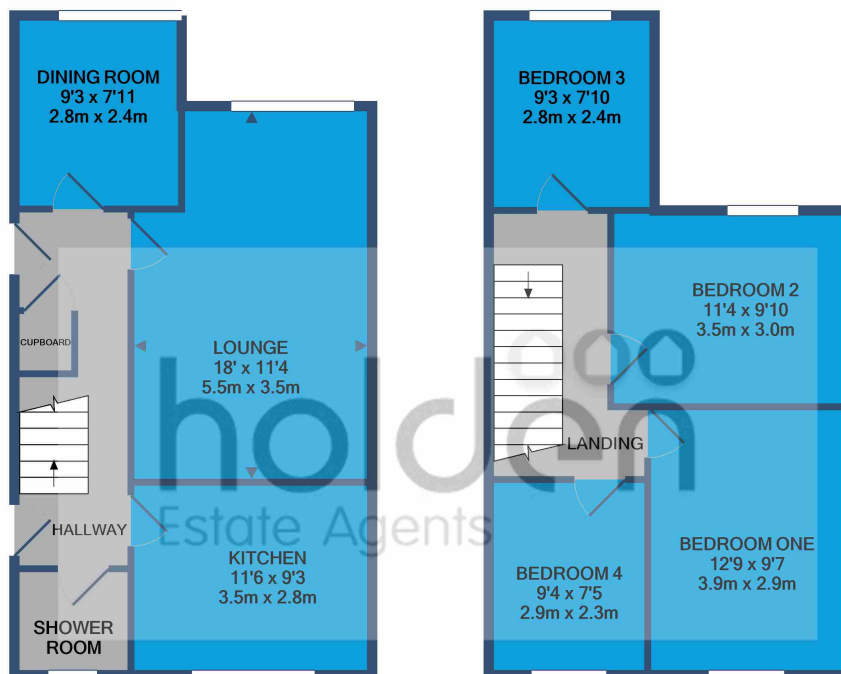
7' 5" x 9' 4" (2.26m x 2.84m) Double glazed window to rear, radiator.

Outside

Front and rear

The property is situated in a set back location on a walkway with gate that leads to side path with small front garden area. The enclosed rear garden is mainly laid to lawn where there is a gate that leads to your allocated garage in block.





GROUND FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 956 SQ.FT. (88.8 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

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