

Mundon Road, Maldon, Essex

OFFERS IN EXCESS OF £300,000



- Established semi-detached property
- In need of some updating - being sold with no chain
- Ground floor WC, lounge/dining room, kitchen
- Three bedrooms, first floor shower room
- Two parking spaces, low maintenance rear garden
- EPC rating - D



Introduction

WITH GOOD FRONTAGE & SET BACK from Mundon Road is this three bedroom semi-detached property with walking distance to Maldon's Promenade Park. Being sold with no onward chain, internally the property offers an entrance hallway with ground floor cloakroom, open plan lounge/dining room, kitchen, three bedrooms and shower room. Outside, there is parking to front and a low maintenance rear garden. One of the property main attributes is it being positioned in a non estate location yet within easy access all of Maldon's amenities.

Local Area

The property is situated to the South of Maldon town within close proximity of High Street and Promenade Park. Maldon offers a good range of shopping and recreational facilities as well as choice of Primary Schools and a Secondary School.

Ground Floor

Hallway

Double glazed window to side, radiator, stairs to first floor

Ground Floor Cloakroom

Opaque double glazed window to side, close coupled WC, wash hand basin, radiator

Lounge/Dining Room

12' 3" x 24' 9" (3.73m x 7.54m) Measurements to maximum points. Double glazed window to front and sliding patio doors to garden, under stair cupboard, two radiators, door to kitchen





Kitchen

7' 11" x 11' 3" (2.41m x 3.43m) Double glazed window to rear and door to side. Wall mounted cupboards, work surface with sink unit, cupboards and drawers under. Space for domestic appliances, door to side.

First Floor

Landing

Double glazed window to side, loft access

Bedroom One

8' 3" x 12' 10" (2.51m x 3.91m) Double glazed window to front, radiator, mirror fronted wardrobe

Bedroom Two

9' 0" x 11' 4" (2.74m x 3.45m) Double glazed window to rear, radiator

Bedroom Three

7' 0" x 7' 3" (2.13m x 2.21m) Double glazed window to front, radiator, storage cupboard

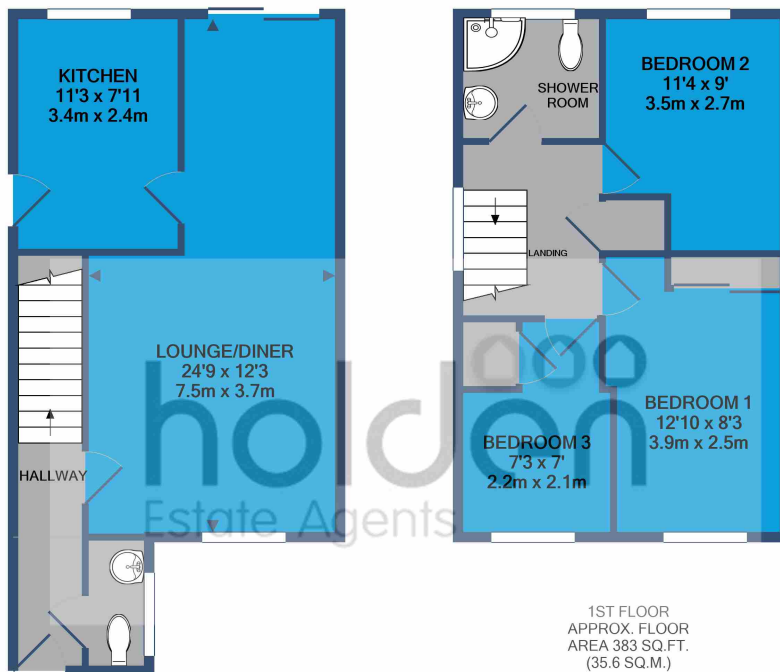
Shower Room

Opaque double glazed window to rear, concealed cistern WC, wash hand basin with storage below, enclosed shower cubicle, heated towel rail.

Outside

Gardens and Parking

The property is set back from Mundon Road and benefits from two parking spaces to the front. The rear garden has been designed with low maintenance in mind with decking and shingle.



GROUND FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.3 SQ.M.)

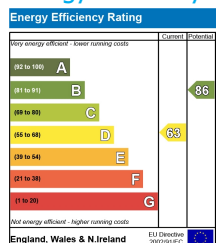
1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.9 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

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