



bond
Residential

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Lodge Road, Hazeleigh, CM3 6QX

Council Tax Band E (Maldon District Council)



£499,995 Freehold

This established two bedroom detached bungalow enjoys a semi rural location whilst remaining within easy reach of amenities. Sitting in the centre of a generous corner plot the property offers excellent scope for improvement and further extension (stpp).

Accommodation comprises entrance hall, dual aspect living room with fireplace, separate dining room, brick and UPVC conservatory, kitchen with built in pantry, utility area, two double bedrooms and bathroom with separate wc. There is double glazing and radiators to most rooms, there is an oil boiler in the kitchen for central heating but this has not been tested and we are unable to confirm if in working order.

Outside the property enjoys an overall plot of 0.27 of an acre with a south west facing rear aspect. The generous gardens extend around the left hand side and rear of the property and are predominantly lawned and with hedged boundaries. Outbuildings include a summer house, timber shed and greenhouse. To the right hand side there is a double width driveway providing ample parking facilities and there is space for a garage (stpp) to be built on the site of a previous garage which had a pitched tiled roof but was in a poor state of repair and had to be removed for safety reasons.

The approach road which provides access to the property is part of the title and forms part of the overall plot size and the neighbouring property "Randalls" is granted a right of access to their home via this lane.

SERVICES

Mains water and mains electricity with private shared drainage.

An oil tank is located within the rear garden.

- Two double bedroomed detached bungalow
- Two separate reception rooms
- Kitchen with built in pantry
- **Double Glazing**
- Overall plot of 0.27 of an acre

- Two double bedrooms
- Conservatory
- Bathroom and separate wc
- Corner plot with south west facing rear aspect
- Excellent scope for extension (stpp) and improvement

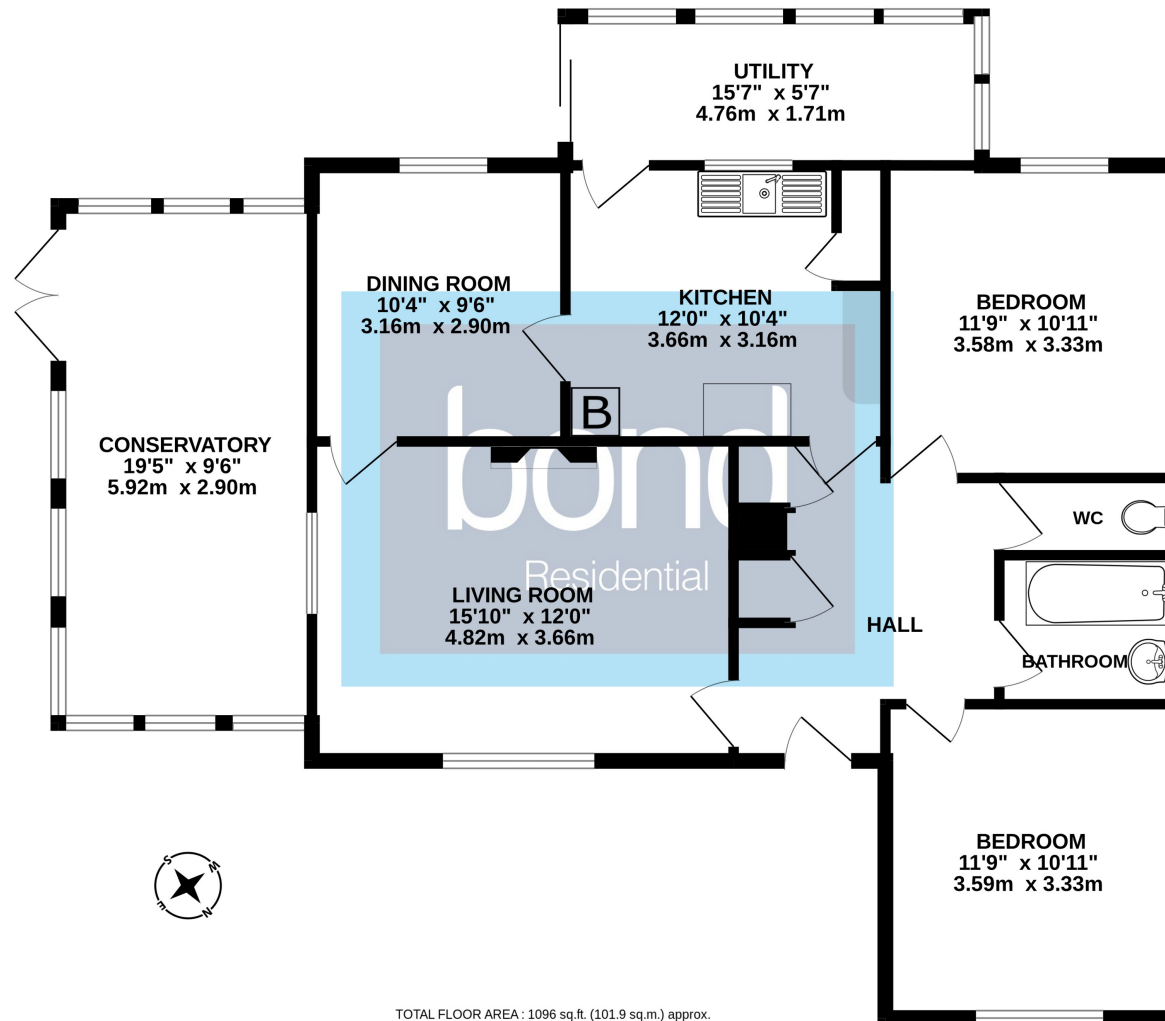








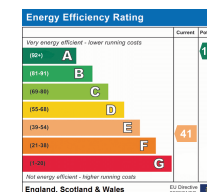
GROUND FLOOR
1096 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.9 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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