

Park Road, Maldon, Essex

OFFERS OVER £400,000



- Highly sought after location
- Property is in need of updating/modernising
- Attractive double bay fronted semi-detached home
- Living room, dining room, kitchen/breakfast room
- Utility room and WC
- Three bedrooms, family bathroom
- Off road parking and garage
- Beautiful 105ft rear garden
- EPC rating - TBC



Introduction

An extremely rare opportunity to purchase this attractive double bay fronted semi-detached property, which can be found in this highly sought after turning close to Maldon town centre. The property, which is in need of updating/modernising, is spacious, light and airy, and offers huge potential to improve and extend (subject to planning) Inside, to the ground floor the accommodation comprises spacious hallway, sitting room, dining room, kitchen/breakfast room, utility room and ground floor cloakroom. Upstairs there are three bedrooms as well as a family bathroom. Outside, there is a driveway that runs down the side of the property and garage, and there is an attractive 115ft rear garden. Internal viewing is essential.

Local area

Park Road can be found just off Fambridge Road and is extremely convenient for access to Maldon High Street. Maldon is a historic town with good range of shopping and recreational facilities. The town also offers a good range of primary schools as well as Plume Academy secondary school.





Ground Floor

Hallway

Stairs to first floor, radiator, doors to living room, dining room and utility room.

Sitting Room

12' 10" x 15' 9" (3.91m x 4.80m) Large bay window to front, radiator, feature fireplace.

Dining Room

12' 10" x 13' 0" (3.91m x 3.96m) Radiator, through to kitchen/breakfast room.

Kitchen/Breakfast Room

12' 5" x 17' 8" (3.78m x 5.38m) Measurements to maximum points
Double glazed window to rear, opaque double glazed door to side, double glazed doors to garden and round window to side. Work surface with sink unit, cupboards below, radiator, door to utility room.

Utility Room

Double glazed window to side, wall mounted boiler, recess cupboard storage, space for domestic appliances, door to cloakroom







Ground floor WC

Opaque double glazed window to side, close coupled WC, wash hand basin, part tiled walls.

First Floor

Landing

Loft access, double glazed window to side.

Bedroom One

12' 9" x 13' 3" (3.89m x 4.04m) Double glazed window to rear, radiator.

Bedroom Two

9' 9" x 15' 9" (2.97m x 4.80m) Large double glazed bay window to front, radiator, built in wardrobes.

Bedroom Three

7' 0" x 8' 0" (2.13m x 2.44m) Double glazed window to front, radiator.

Bathroom

Opaque double glazed window to rear, enclosed bath, close coupled WC, wash hand basin, tiled walls.

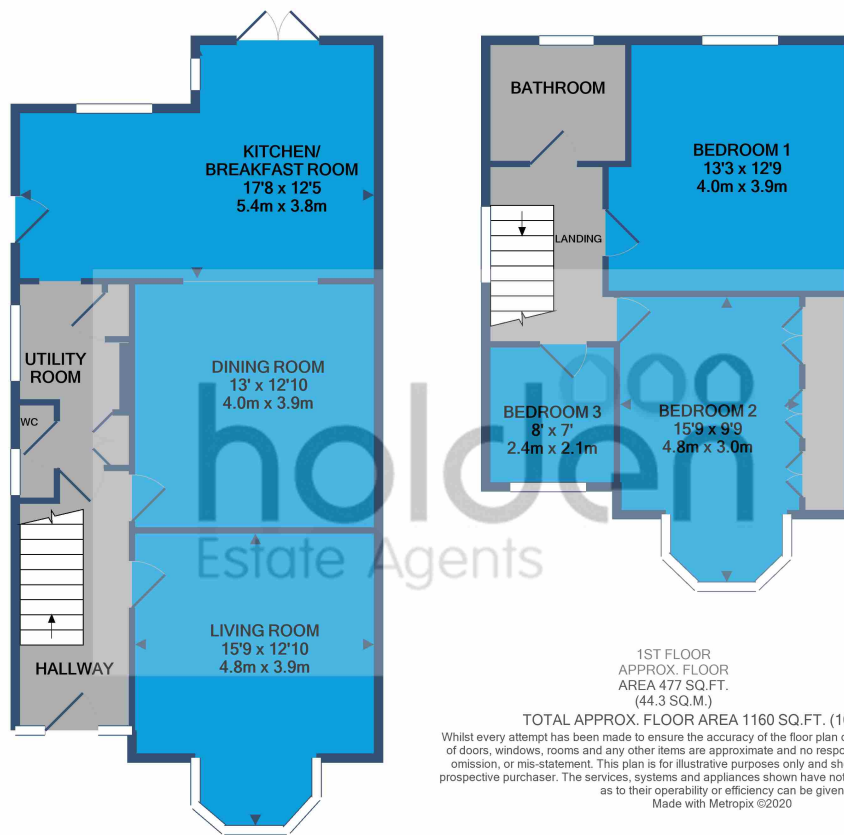




Outside

Parking and gardens

To the front of the property there is a driveway that provides off road parking down the side of the property, which leads to garage. The lovely rear garden measures 115ft and commences with a patio area, with the remainder being mainly laid to lawn.



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.

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