



47 Wentworth Meadows, Maldon , Essex CM9 6EH
Guide price £350,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £350,000 - £375,000 A RARE OPPORTUNITY HAS ARISEN TO PURCHASE THIS TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED WITHIN THIS SOUGHT AFTER TURNING AND WITHIN WALKING DISTANCE TO MALDON'S HISTORIC HIGH STREET. Offering an impressive rear garden, ample driveway parking is provided via the adjacent driveway plus garage. Internally accommodation comprises of bathroom, the aforementioned two bedrooms plus lounge and kitchen. Energy Efficiency Rating D.

Entrance Hallway

Part obscure glazed entrance door to side, radiator, access to loft space, doors to:

Master Bedroom 12'2 x 9'8 (3.71m x 2.95m)

Double glazed window to front, radiator, coved to ceiling.

Bedroom 2 9'6 x 8'5 (2.90m x 2.57m)

Double glazed window to front, radiator, coved to ceiling.

Bathroom

Obscure double glazed window to side, radiator, low level w.c, wash hand basin, panelled bath with mixer tap and shower attachment, tiled to bath area.

Lounge 18' x 10'6 (5.49m x 3.20m)

Double glazed window to rear, radiator, wood laminate effect flooring, door to:

Kitchen 10' x 7'7 (3.05m x 2.31m)

Double glazed window to rear, door to rear, double glazed window to side, sink unit set into work surfaces, built in oven, four ring hob, space for fridge/freezer.

Rear Garden

Commencing with decked seating area, remainder mainly laid to lawn, access to side via gate, summerhouse measuring 22'9 x 8'8.

Frontage

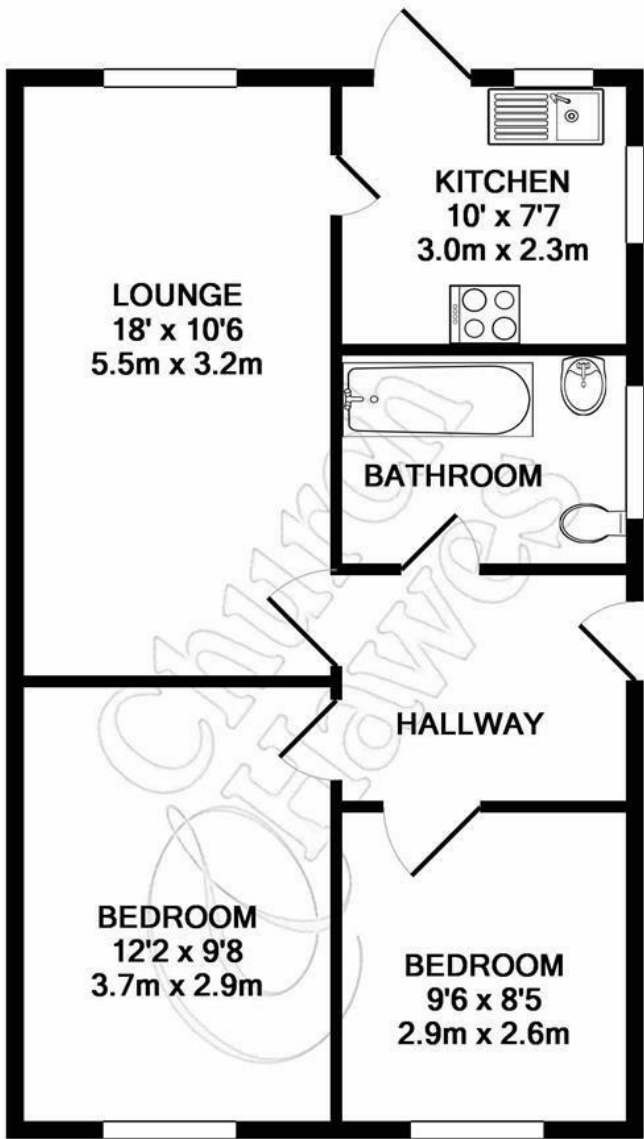
Adjacent driveway providing ample off road parking, outside tap leading to:

Garage/Workshop 22'9 depth x 8'8 width (6.93m depth x 2.64m width)

Up and over door to front.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



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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