

Pembroke Avenue, Maldon

CM9 6JS

CURTIS O'BOYLE

Sales & Lettings





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£375,000

Offered with no onward chain an extended three bedroom terraced with an impressive 96 feet approx. rear garden located in the popular western side of Maldon convenient for Wentworth Primary School and local shops.

The property has been both extended to the front and rear providing a bigger kitchen, ground floor wet room and dining room overlooking the garden and incorporates flat level access and wide doors to the ground floor ideal for anyone with mobility issues. Parking is provided by a garage with driveway in front and can be accessed directly from the rear garden. The property is double glazed and has gas central heating via a Worcester Bosch boiler in the loft and achieves an EPC rating of C.

ENTRANCE HALL Obscure double glazed window to front aspect, entrance door, smooth ceiling, radiator, built in cupboard, understairs cupboard, stairs to first floor.

WET ROOM 7' x 5' (2.13m x 1.52m) Obscure double glazed window to front aspect, radiator, wash hand basin, low level WC, tiled shower recess.

KITCHEN 15' 7" x 12' 4" (4.75m x 3.76m) max. Double glazed window to front aspect, textured ceiling, radiator, fitted base and wall units, range cooker, stainless steel sink unit inset into worktops, tiled splashbacks, American style fridge/freezer, space for washing machine.

LOUNGE 18' 5" x 10' 11" (5.61m x 3.33m) Double glazed window to rear aspect, textured and coved ceiling, radiator, open fireplace, folding doors to dining room.

DINING ROOM 10' 5" x 9' 5" (3.18m x 2.87m) Double glazed window to side aspect and rear aspects, double glazed door to rear garden, radiator.

FIRST FLOOR LANDING Textured ceiling, loft access.

BEDROOM ONE 11' 9" x 10' 4" (3.58m x 3.15m) Double glazed window to front aspect, radiator, textured and coved ceiling, fitted wardrobes, wood effect laminated flooring.

BEDROOM TWO 11' 11" x 9' 3" (3.63m x 2.82m) Double glazed window to rear aspect, radiator, textured and coved ceiling, built in linen cupboard, fitted wardrobes.

BEDROOM THREE 8' 8" x 7' 10" (2.64m x 2.39m) Double glazed window to rear aspect, radiator, textured ceiling, fitted wardrobe.

BATHROOM 7' 5" x 6' 6" (2.26m x 1.98m) Obscure double glazed window to front aspect, radiator, textured ceiling, panelled bath with mixer taps, close coupled WC, pedestal wash hand basin, tiled walls.

REAR GARDEN 96' (29m) Approx in Length. Paved patio areas, remainder mostly laid to lawn, brick store, door to garage.

GARAGE 16' 5" x 8' 2" (5m x 2.49m) Up and over door to driveway, door to rear garden, power and light connected.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



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TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyale.co.uk

www.curtisoboyale.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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