

**CURTIS O'BOYLE**

Sales & Lettings

Norfolk Road, Maldon  
CM9 6AT







# Norfolk Road, Maldon

CM9 6AT      £310,000

Situated on the popular western side of Maldon a refurbished end terraced house with modern refitted kitchen, lounge/diner, first floor bathroom and two bedrooms. Driveway for 3/4 cars, 50 feet approx. rear garden with large timber shed.

**ENTRANCE PORCH** Double glazed entrance door, double glazed windows to front and side aspects, obscure double glazed door to entrance hall.

**ENTRANCE HALL** Double glazed window to front aspect, radiator, wood effect laminated flooring stairs to first floor.

**KITCHEN** 9' 8" x 7' 1" (2.95m x 2.16m) Double glazed window to front aspect, fitted base and wall units, one and a quarter bowl stainless steel sink unit with mixer tap inset into worktops, built in electric oven and four ring hob with hood above, tiled splashbacks, wall mounted gas boiler, space for washing machine and fridge/freezer.

**LOUNGE/DINER** 14' 7" x 13' 4" (4.44m x 4.06m) Double glazed window to rear aspect, double glazed door to rear garden, radiator, textured ceiling.

## FIRST FLOOR LANDING

**BEDROOM ONE** 12' x 10' (3.66m x 3.05m) plus recess. Two double glazed windows to front aspect, radiator, over stairs airing cupboard.

**BEDROOM TWO** 11' 11" x 7' 10" (3.63m x 2.39m) Double glazed window to rear aspect, radiator.

**BATHROOM** 8' 8" x 5' 2" (2.64m x 1.57m) Obscure double glazed window to rear aspect, heated towel rail, panelled bath with Aqualisa shower, pedestal wash hand basin with mixer tap, close coupled WC, tiled walls, electric shaver point.

**REAR GARDEN** 50' (15m) Approx. in length. Decked patio area, shingle path through lawn to large timber shed, panelled fencing, gated side aspect.

**FRONT GARDEN** Parking for three/four cars, outside power point, outside tap.

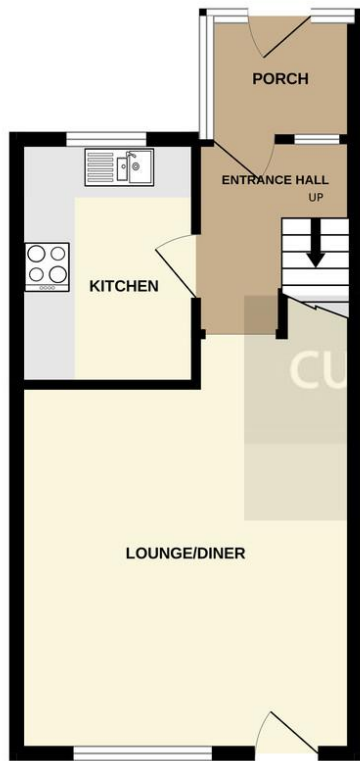




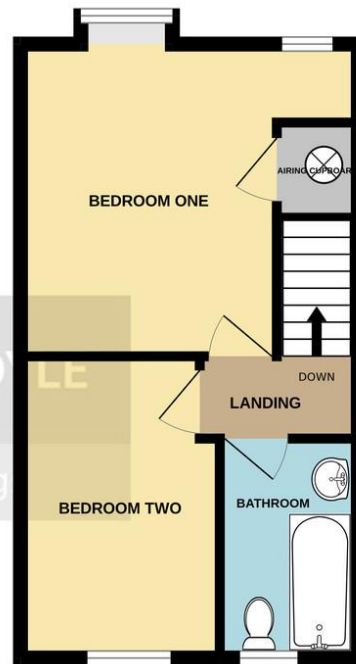
To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.



AWAITING EPC

18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: [maldon@curtisoboyale.co.uk](mailto:maldon@curtisoboyale.co.uk)

[www.curtisoboyale.co.uk](http://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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