



Mill Road, Maldon CM9 5HZ



welcome to

Mill Road, Maldon

*** Auction ends 18th March at 1pm *** PROMENADE PARK ON YOUR DOORSTEP. This charming, well-presented and SPACIOUS semi detached property is located IN THE HEART OF MALDON within reach of its wealth of town centre amenities, boasts GENEROUS WEST FACING GARDEN and is offered with NO ONWARD CHAIN.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Composite entrance door to :-

Lounge

14' 11" x 10' 10" Max (4.55m x 3.30m Max)

Double glazed sash window to front, centrepiece fireplace housing wood burner, wood flooring, radiator, open to :-

Dining Room

8' 9" x 8' 5" Max (2.67m x 2.57m Max)

Double glazed window to rear, centrepiece fireplace, stairs rising to first floor with storage cupboard under, open to :-

Kitchen

16' 3" x 6' 8" Max (4.95m x 2.03m Max)

Double glazed windows to side, stable door to side accessing the garden, modern fitted kitchen comprising stainless steel sink & drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units with built in oven, gas hob and extractor over, wall mounted gas boiler, radiator, door to :-

Bathroom

Double glazed window to side, white suite comprising panel bath, low level WC and pedestal basin, part tiled walls, radiator.

First Floor

Landing

Doors to :-

Bedroom One

15' 1" x 10' 11" Max (4.60m x 3.33m Max)

Double glazed sash window to front and further double glazed window to side, centrepiece cast iron fireplace, radiator.

Bedroom Two

8' 9" x 8' 2" Max (2.67m x 2.49m Max)

Double glazed window to rear overlooking the garden, over stairs storage cupboard, radiator.

Outside

Front

Retained by iron railings, laid to paving slabs with gated side access leading to :-

Rear Garden

West facing and enclosed by panel fence, predominantly laid to lawn with large wrap around patio seating area and mature shrub borders, wooden shed to remain.

Permit Parking

Residents can purchase an annual permit for parking within zone 7 which extends along Mill Road.

Agents Note

The property is part timber frame, and purchasers should make enquiries with their mortgage lender as to their lending policy. The property and the adjoining semi-detached house were both timber frame originally, but the adjoining semi-detached house had a fire a number of years ago, and was rebuilt in brick. The front portion of 50 Mill Road was also affected and was rebuilt in brick, with the side and rear portions still in timber.



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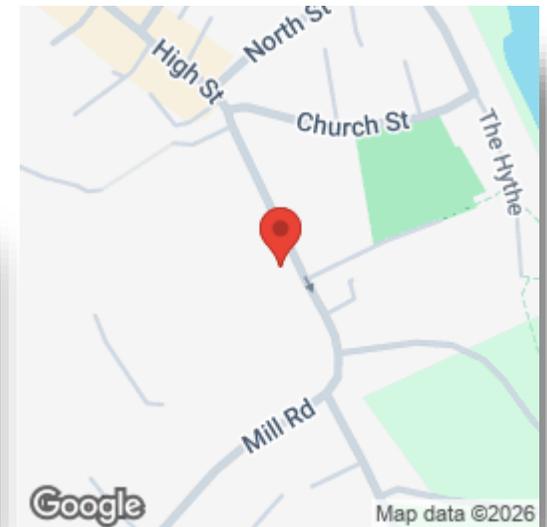
Mill Road, Maldon

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedrooms
- Lounge & Seperate Dining Room

Tenure: Freehold EPC Rating: E
Council Tax Band: C

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104760 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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