



Tennyson Road, Maldon, Essex CM9 6BE  
Best offers around £300,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents



OFFERED FOR SALE WITH NO ONWARD CHAIN! An opportunity has arisen to purchase this THREE BEDROOM SEMI DETACHED family home requiring some modernisation and situated within this popular cul-de-sac location overlooking a pleasant greensward area to the front aspect. Featuring accommodation comprising of lounge plus separate dining room and kitchen. Externally the property boasts rear garden plus ample off road parking for numerous cars with an approx 55' driveway plus single garage. Energy Efficiency Rating D.

### Bedroom 1

11' x 9'5 (3.35m x 2.87m)

Double glazed window to rear, radiator, built in wardrobes.

### Bedroom 2

10'2 x 8'4 (3.10m x 2.54m)

Double glazed window to front, radiator, built in wardrobes.

### Bedroom 3

8'5 x 7'6 (2.57m x 2.29m)

Double glazed window to front, radiator, fitted wardrobe.

### Bathroom

Obscure glazed window to rear, radiator, bathroom suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, tiled to bath area.

### Landing

Double glazed window to side, radiator, access to loft space, airing cupboard, stairs leading down to ground floor.

### Entrance Porch

7' x 6' (2.13m x 1.83m)

Entrance door to side, radiator, door to:

### Entrance Hallway

Radiator, wall mounted boiler, doors to:

### Lounge

12' x 11' (3.66m x 3.35m)

Double glazed window to front, radiator, feature brick fireplace, archway to:

### Dining Room

10'5 max x 9'5 (3.18m max x 2.87m)

Double glazed window to rear, radiator, coved to ceiling, archway to:

### Kitchen

10'5 x 7'6 (3.18m x 2.29m)

Double glazed window to rear, obscure glazed door to rear leading to garden, tiled floor, tiled splash backs, fitted base and wall mounted units, space for cooker, space for washing machine, space for under counter fridge, fitted base and wall mounted units, built in cupboard.

### Rear Garden

Patio area. outside tap, fenced to boundaries, side access gate, personal door to:

### Driveway

approx 55' depth (approx 16.76m depth)

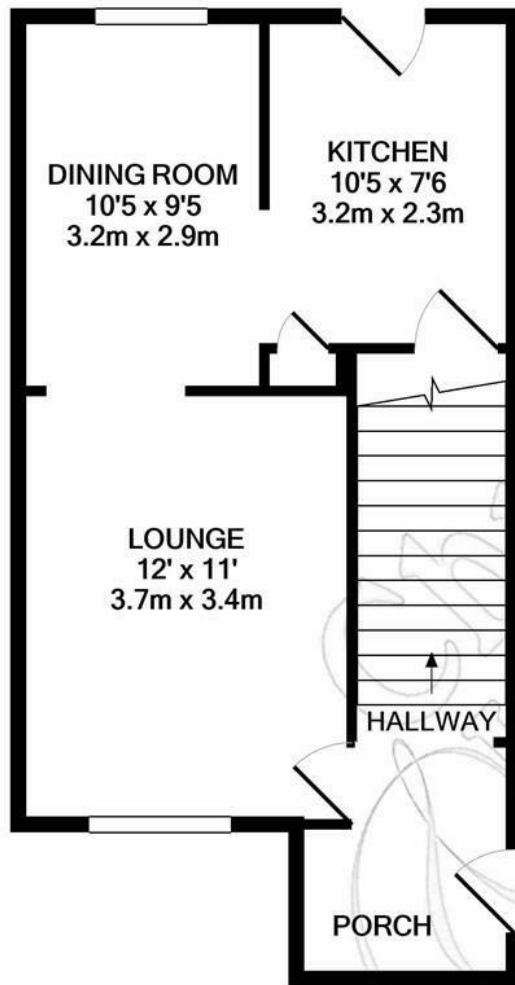
Driveway measuring approx 55' providing ample off road parking leading to:

### Garage

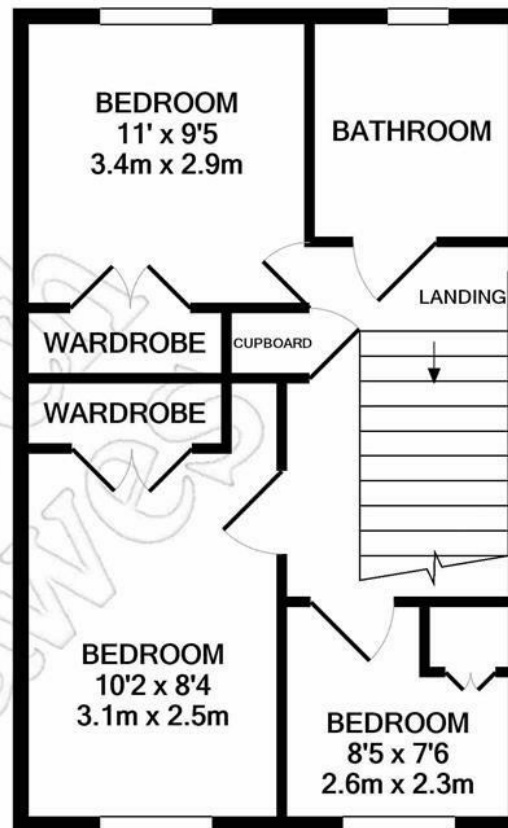
Up and over door to front, power and light connected.

### 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.



GROUND FLOOR



1ST FLOOR

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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