



45 Gloucester Avenue, Maldon, Essex CM9 6LA Price £300,000

Situated towards the end of this popular no through turning is this THREE bedroom home that offers PARKING for TWO vehicles on the block paved DRIVEWAY. The property also offers an 18'5 LOUNGE/DINER and an 18' SUN LOUNGE that overlooks the REAR GARDEN with summerhouse. The property also offers an integral GARAGE. Solar panels fitted which heat the hot water. Energy Efficiency Rating D.



Master Bedroom 11'7 x 9' (3.53m x 2.74m)

Pvc double glazed window, radiator. Built in wardrobes to one wall.

Bedroom 2 12'1 x 8'11 (3.68m x 2.72m)

Pvc double glazed window, built in wardrobes, radiator.

Bedroom 3 8'7 x 6'11 (2.62m x 2.11m)

Pvc double glazed window, radiator.

Bathroom

Pvc double glazed window, radiator. Three piece suite comprising of wc, wash hand basin and bath with mixer tap with shower attachment. Tiled to walls.

Landing

Access to loft, airing and storage cupboard. Stairs down to ground floor.

Entrance Porch

Entrance door and full length windows to either side. Door to Kitchen and door to garage

Kitchen 10' x 8'10 (3.05m x 2.69m)

Window to porch. Selection of base level cabinets, sink and drainer unit. Integrated Bosch oven with hob and extractor fan over. integrated dishwasher, integrated fridge, Tiled to floor. Stairs to first floor and door to lounge.

Lounge/Diner 18'5 x 11'4 (5.61m x 3.45m)

Pvc double glazed window, radiator. Sliding doors to Sun lounge.

Sun Lounge 18' x 8'10 (5.49m x 2.69m)

This delightful room offers Pvc double glazed windows that over look the rear garden and French doors to the garden. Two radiators.

Rear Garden

This low maintenance garden is mainly patio with Summer house to remain, Greenhouse to remain, Access to rear.

Frontage

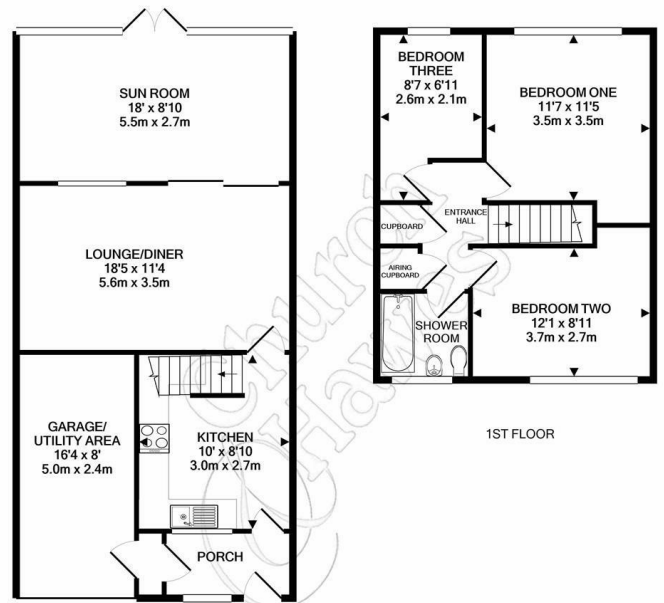
Parking on block paved driveway for TWO vehicles.

Garage 16'4 x 8' (4.98m x 2.44m)

Power and lighting (currently used as a utility area with some wall cupboards, space and plumbing for washing machine).

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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