



92 Mill Road, Maldon, Essex CM9 5JA
£290,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Offering PARKING on the DRIVEWAY for TWO VEHICLES is the well presented SEMI DETACHED HOME that is ideally positioned for easy access to Maldon's PROMENADE PARK, RIVER WALKS and The HISTORIC HYTHE QUAY. Local schools are also easily accessed and the HISTORIC HIGH STREET is also close by. Internally the property offers two reception rooms, kitchen with vaulted ceiling and a ground floor bathroom. There is also pvc double glazing and a REAR GARDEN in excess of 80ft. The property is offered with NO ONWARD CHAIN and should be viewed so as to fully appreciate. Energy Efficiency Rating D.

Entrance

Via side main entrance door, under stairs storage cupboard.

Lounge 11'5 x 9'11 (3.48m x 3.02m)

Fireplace with surround, double glazed window, bamboo hard wood flooring.

Dining Room 11'5 x 9'11 (3.48m x 3.02m)

Feature brick fireplace, double glazed windows to side and rear, door to stairs leading to the first floor.

Kitchen/Breakfast Room 14'3 x 7'10 max (4.34m x 2.39m max)

Re fitted 'WREN' kitchen with vaulted ceiling and exposed beams. The kitchen comprises of a range of wall and base units, wood work tops, sink inset, space for tall standing fridge/freezer, integrated hob, oven and dish washer. Wall mounted boiler, double glazed door and windows.

Inner Lobby

Utility cupboard with space and plumbing for a washing machine, double glazed window.

Bathroom

Four piece bathroom suite with 'whirlpool' bath, corner shower cubicle with wall mounted shower unit, low level wc, wash basin with vanity cupboard beneath, double glazed window, radiator.

First Floor

Bedroom One 11'6 x 9'11 (3.51m x 3.02m)

Double glazed window, feature fireplace.

Bedroom Two 11'6 x 9'11 (3.51m x 3.02m)

Double glazed window, feature fireplace, built in cupboard.

Outside

Garden

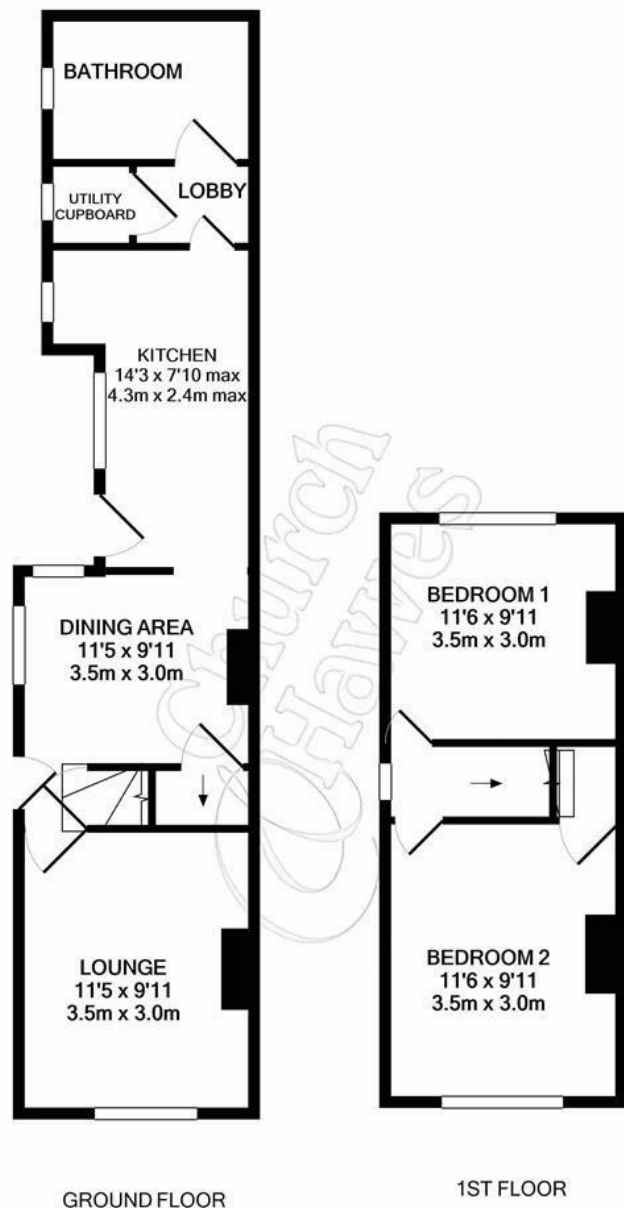
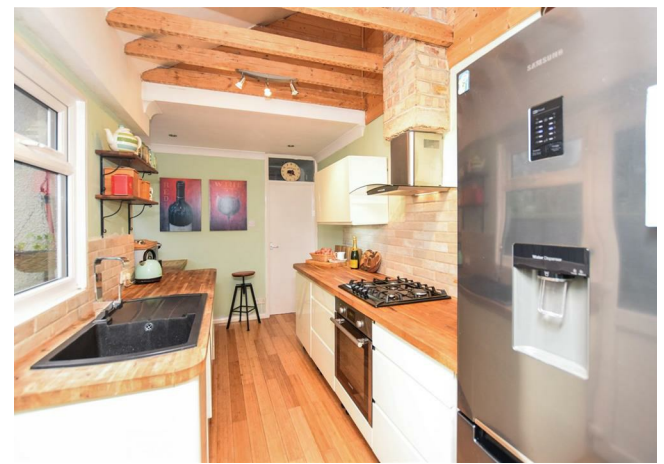
The rear garden is approx 80ft which is laid to lawn with a patio area and pathway.

Parking

Parking is provided at the front of the property for 2 cars

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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