



3 Rurik Court, Maldon , CM9 6UL  
Offers over £360,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents

WELL PRESENTED, REFURBISHED & MODERNISED THROUGHOUT & JUST WAITING TO BE DISCOVERED! Tucked away within a cul-de-sac location on the favourable Western side of Maldon an opportunity has arisen to purchase this THREE BEDROOM DETACHED BUNGALOW with a wealth of features to include RE-FITTED BATHROOM & KITCHEN. Further accommodation comprises of a generous living room plus the addition of a conservatory. Externally the property boasts driveway providing off road parking plus garage. OFFERED FOR SALE WITH NO ONWARD CHAIN! We understand from the seller a replacement electrical fuse board was installed along with a new boiler in 2024.

Energy Efficiency Rating D. Council Tax Band C.

#### Entrance Hallway

Entrance door, radiator, coved to ceiling, airing cupboard, access to loft space, tiled floor, doors to:

#### Bedroom 1 12'11" x 7'10" (3.94m x 2.39m)

Double glazed window to rear, radiator, oak flooring.

#### Bedroom 2 7'11" x 6'8" (2.41m x 2.03m)

Double glazed window to front, radiator, oak flooring.

#### Bedroom 3 9'6" x 5'11" (2.90m x 1.80m)

Door to rear to conservatory, radiator, oak flooring.

#### Re-Fitted Kitchen 9'6" x 7' (2.90m x 2.13m)

Double glazed window to front, radiator, sink unit with mixer tap set into worksurfaces, built in oven, four ring hob, fitted base and wall mounted units, wall mounted Glow Worm boiler, tiled splash backs, tiled floor, coved to ceiling.

#### Re-Fitted Bathroom

Obscure double glazed window to front, radiator, suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap, tiled floor, tiled to walls, coved to ceiling.

#### Living Room 18'1" x 12'10" (5.51m x 3.91m)

Double glazed window to rear, two radiators, oak flooring.

#### Conservatory 11'11" x 7'2" (3.63m x 2.18m)

French doors to garden, power and light connected, wall mounted electric heater.

#### Rear Garden

Timber storage shed, greenhouse, access to front via gate, laid to lawn, external power point.

#### Driveway

Off road parking leading to:

#### Garage

Up and over door.

#### Agents Note & Money Laundering & Referrals

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 themselves 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.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

