



Ben Cobey Avenue, Maldon, CM9 6FT  
Price £325,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



A WONDERFUL OPPORTUNITY HAS ARISEN TO PURCHASE THIS MODERN TWO BEDROOM SEMI DETACHED HOME located on the outskirts of Maldon within this popular turning. In addition to the two bedrooms the First Floor of this home features a well appointed Family Bathroom. To the Ground Floor the property boasts an impressive Contemporary open plan Living Area with patio doors into the Garden and a Ground Floor cloakroom/w.c. Externally the property boasts off road parking via the partly covered driveway plus rear garden with the addition of a Summer House that would make a great Gym or Office. Constructed by Linden Homes circa 2019 this home simply must be viewed. Energy Efficiency Rating B. Council Tax Band: C.



**Bedroom 1 11'4 x 9'1 (3.45m x 2.77m)**

Two double glazed windows to rear, radiator, fitted wardrobe.

**Bedroom 2 9'8 x 7'7 (2.95m x 2.31m)**

Two double glazed windows to front, radiator, storage cupboard.

**Bathroom**

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**

Radiator, access to loft space, stairs leading down to ground floor.

**Hallway**

Entrance door to front, radiator, storage cupboard, doors to:

**Cloakroom/W.C**

Obscure double glazed window to front, radiator, low level w.c, wash hand basin with mixer tap, tiled splash backs, wall mounted boiler.

**Open Plan Living Room/Kitchen 19'8 x 13'1 (5.99m x 3.99m)**

Double glazed window to rear, French doors to rear garden, two radiators, built in fridge/freezer, built in oven, four ring hob, extractor hood, space for washing machine, range of fitted base and wall mounted units, sink unit with mixer tap set into worksurfaces.

**Rear Garden**

Fenced to boundaries, outside tap, lawned garden, external power points, summerhouse, rear access gate.

**Parking/Carport**

Partially covered driveway providing ample off road parking.

**Road Management Charge**

We understand from the vendor the road management charge at the time of instruction is approx £250.00 Per Annum.

**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 which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure compliance and satisfy customer due diligence.

**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.





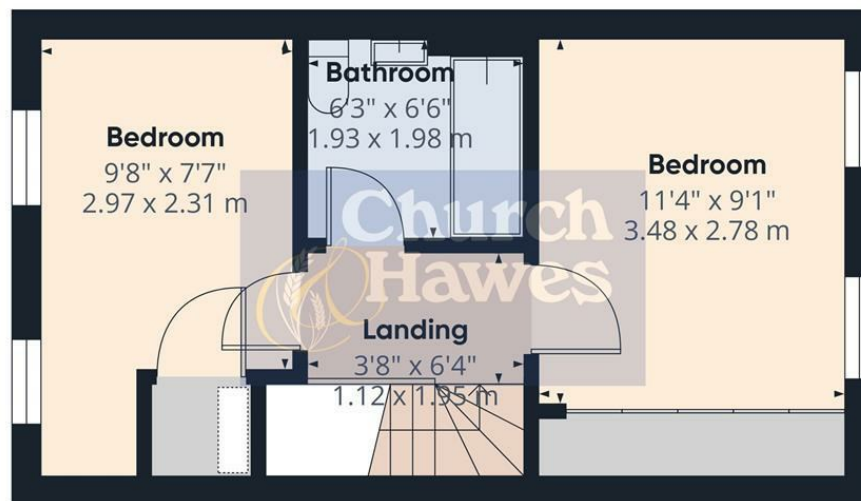








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

577 ft<sup>2</sup>  
53.7 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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