



Church

Bergen Court, Maldon, Essex CM9 6UH  
Price £350,000

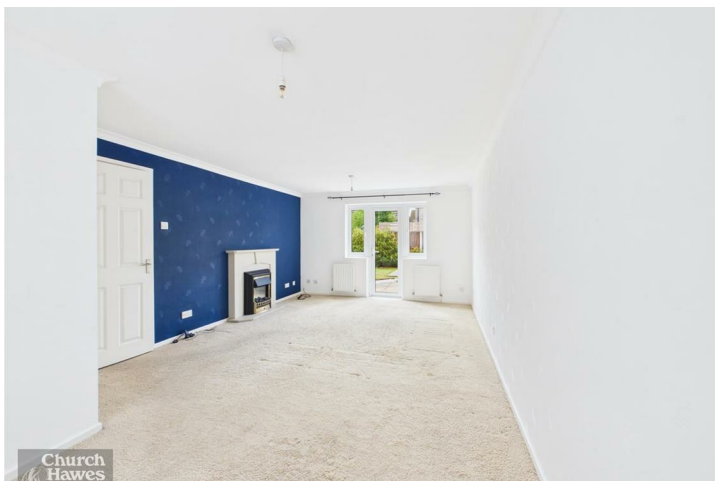
**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN! Tucked away & just waiting to be discovered is this WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME situated with a cul-de-sac turning on the sought after Western side of Maldon. Internally accommodation comprises of a generous living room, impressive kitchen with breakfast / utility area. First floor family bathroom plus ground floor cloakroom/w.c. Externally the property affords adjacent driveway & garage providing off road parking along with a pleasant rear garden.

Council Tax Band D. EPC Rating C.



**Bedroom 1 11'4 x 8'9 (3.45m x 2.67m)**

Double glazed window to rear, rear, radiator.

**Bedroom 2 11'4 x 8'6 (3.45m x 2.59m)**

Double glazed window to rear, radiator.

**Bedroom 3 9'4 x 8'9 (2.84m x 2.67m)**

Double glazed window to front, radiator.

**Bathroom**

Obscure double glazed window to side, towel radiator, low level w.c, wash hand basin with mixer tap, panelled bath with wall mounted shower unit over, tiled to bath area.

**Landing**

Access to loft space, airing cupboard, stairs leading down to:

**Entrance Hallway**

Entrance door, radiator, doors to:

**Cloakroom/W.C**

Obscure double glazed window to front, radiator, low level w.c, wash hand basin with mixer tap.

**Kitchen 10'8 x 8'6 (3.25m x 2.59m)**

Double glazed window to rear leading to garden, radiator, sink unit with mixer tap set into worksurfaces, space for fridge/freezer, built in oven, five ring hob & extractor hood, fitted base and wall mounted units, tiled splash backs, through to:

**Breakfast/Utility Area 9' x 5'11 (2.74m x 1.80m)**

Double glazed window to rear, base and wall mounted units, wall mounted boiler, fitted base and wall mounted units.

**Living Room 20'11 x 12'1 (6.38m x 3.68m)**

Double glazed window to rear, door to rear leading to garden, double glazed window to front, three radiators, coved to ceiling, fireplace, understairs storage cupboard.

**Rear Garden**

Side access gate, outside tap, paved patio area & decked seating area, laid to lawn, fenced to boundaries.

**Driveway**

Adjacent driveway & garage providing off road parking.

**Garage 16'11 x 8'3 (5.16m x 2.51m)**

Double doors to front, power and light connected.

**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 (AML) and FINANCIAL SANCTION REGULATIONS:**

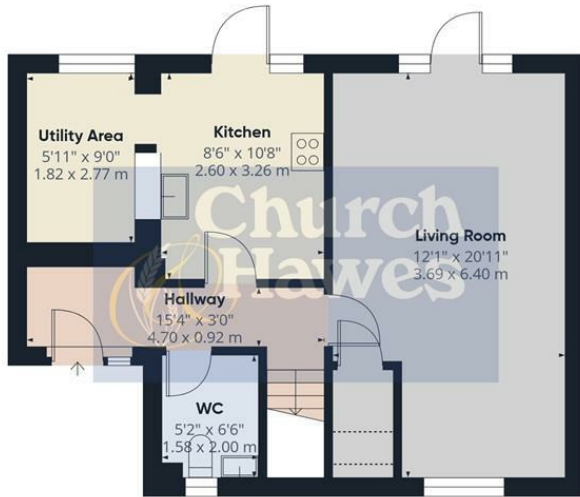
Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance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

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 Building 1



Floor 2 Building 1



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

905 ft<sup>2</sup>  
84.1 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>  
0.5 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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