



1 Newnham Green, Maldon , CM9 6HZ
Price £315,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN an opportunity has arisen to purchase this TWO BEDROOM DETACHED RETIREMENT BUNGALOW ideally situated within close proximity to Maldon's historic High Street offering a range of shopping facilities. Internally accommodation comprises of shower / wet room, kitchen, lounge with the addition of a CONSERVATORY OVERLOOKING A LOW MAINTENANCE REAR GARDEN. Internal viewing comes highly advised. Council Tax Band C. Energy Efficiency Rating D.

Entrance Hallway

Entrance door to front, electric storage heater, airing cupboard, access to loft space, storage cupboard.

Bedroom 1

Window to rear, electric storage heater, coved to ceiling, emergency pull cord.

Bedroom 2

Window to rear, coved to ceiling, wall mounted electric heater, emergency pull cord.

Shower / Wet Room

Obscure double glazed window to front, low level w.c, wash hand basin, tiled shower area with wall mounted shower unit, light and shaver point, emergency pull cord.

Lounge

Sliding patio door to rear to conservatory, television point, electric storage heater, coved to ceiling, emergency pull cord.

Kitchen

Double glazed window to front & side, sink unit with mixer tap set into worksurfaces, space for washing machine, space for fridge/freezer, tiled splash backs, fitted base and wall mounted units.

Conservatory

Door to side leading to garden

Rear Garden

Mainly paved for low maintenance with flower and shrub border, covered side access with outside tap, timber

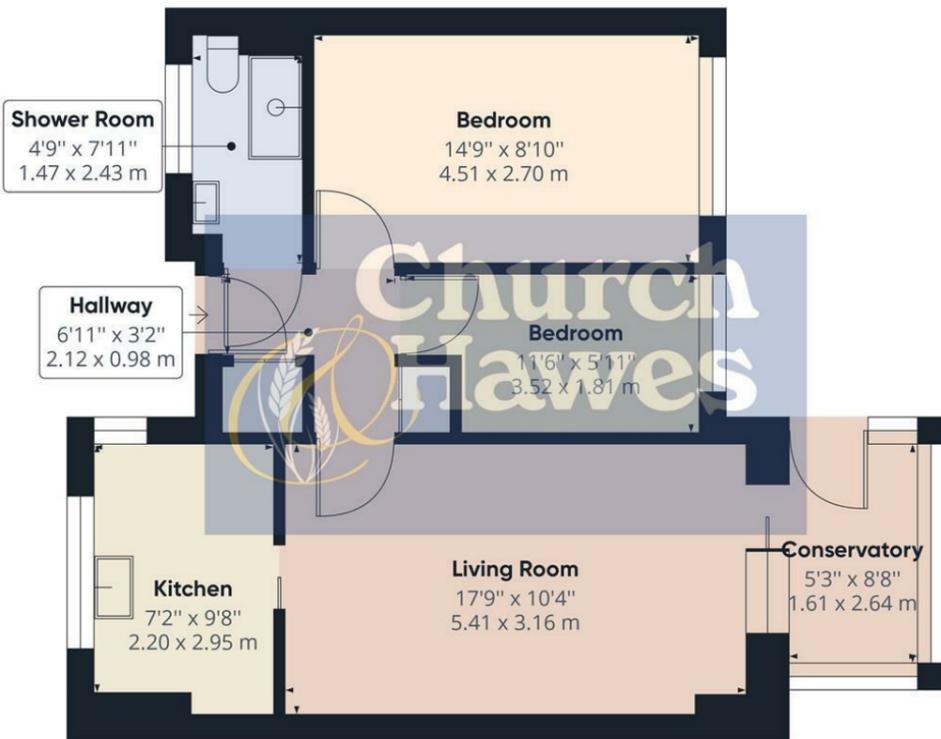
storage shed/workshop measuring 8'4 x 8'4 with power connected.

Newnham Green

Newnham Green was constructed by Anglia Secure Homes and comprises of 25 Bungalows and 16 Apartments. The resident House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency careline response system. The condition is that all residents are a minimum age of 60. Newnham Green is situated with easy reach of Maldon's historic high street. Resident lounge with views towards Beeleigh, visitors guest suite and washing and drying facilities. Events such as Lunch groups, coffee mornings, and other social events are also organised.

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.



Approximate total area⁽¹⁾

607.92 ft²
56.48 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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