



Rurik Court, Maldon, CM9 6UL  
Guide price £350,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



This delightful detached bungalow situated in a quiet, cul de sac location that could be the setting for your new home! As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. Further accommodation comprises of three bedrooms, kitchen, bathroom and a conservatory. Externally the bungalow benefits from a rear garden with side access, parking space and a garage. The property also has the added feature of being sold with NO ONWARD CHAIN.

Tenure: Freehold - Council Tax Band: C - Energy Efficiency Rating: D



### Entrance

Main double glazed entrance door, double glazed side window.

### Hallway

Space and plumbing for washing machine, radiator, work top counter, storage cupboards.

### Bedroom Two 11'10 x 8' (3.61m x 2.44m)

Double glazed window, radiator.

### Bedroom One 13'1 x 8'1 (3.99m x 2.46m)

Double glazed window, radiator.

### Bedroom Three 9'8 x 6' (2.95m x 1.83m)

Double glazed window, radiator.

### Bathroom

Modern bathroom with panel bath, wall mounted mains shower unit, concealed cistern, wash basin with vanity storage cupboard. Double glazed window, heated towel radiator.

### Lounge 18'4 x 13'1 (5.59m x 3.99m)

Feature fire with surround, double glazed window, radiator, stable doors allowing access to conservatory, access to the kitchen.

### Kitchen 9'10 x 7'3 (3.00m x 2.21m)

Country style kitchen wall and base units, work top surfaces, stainless steel sink with drainer. Integrated fridge/freezer, work top mounted gas hob with oven beneath, integrated microwave. Double glazed window.

### Conservatory 13'6 x 10'2 (4.11m x 3.10m)

Brick based with double glazed sealed units, double glazed 'French' style doors leading out to the garden, radiator, stable doors leading back through to the lounge.

### Outside

#### Garden

Pathway leading to the side of the bungalow, patio seating area to the rear of the garden with the remainder laid to lawn.

### Parking & Garage

Singe garage with up and over door, parking space in front of the garage.

### 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 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.

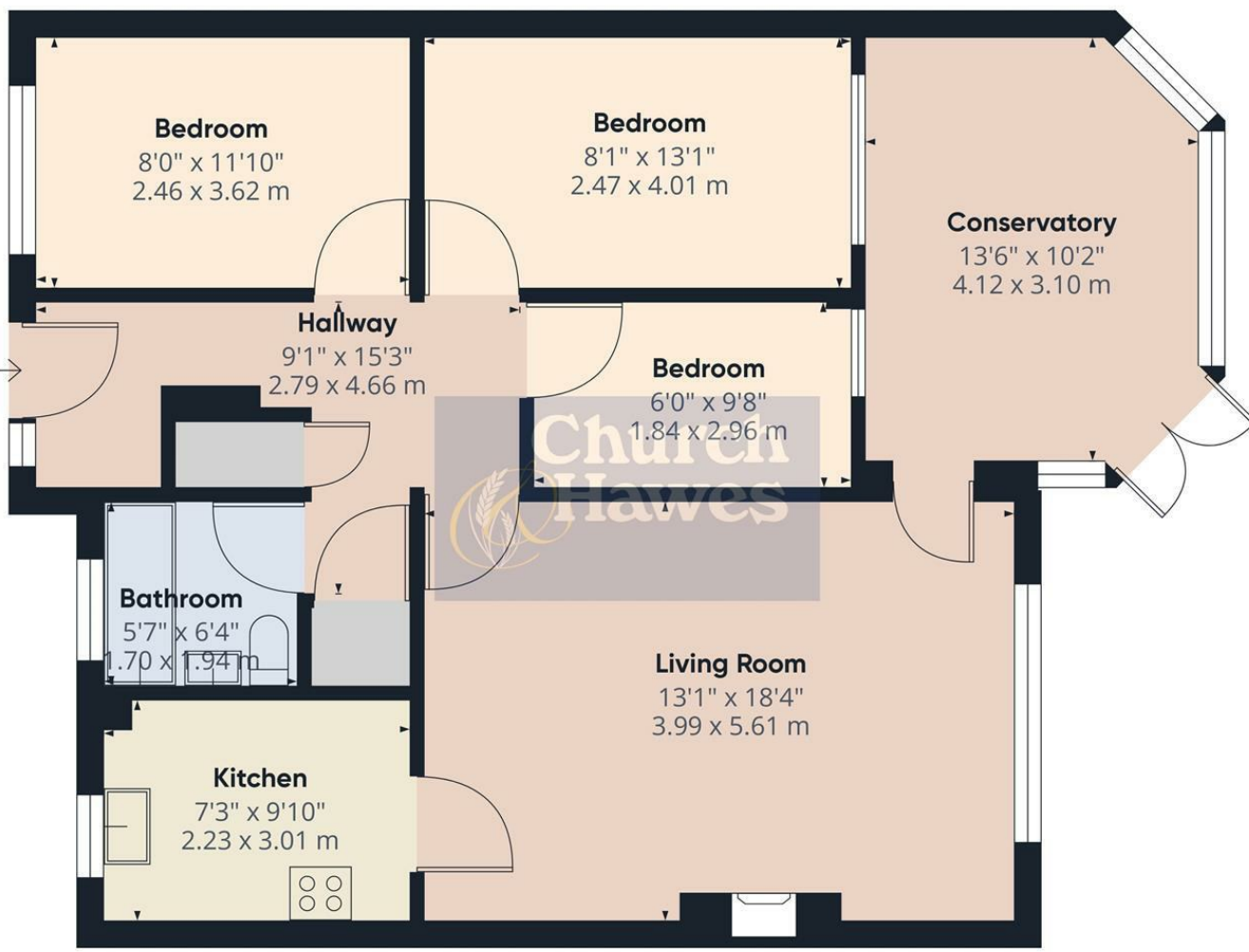












Approximate total area<sup>(1)</sup>  
838.42 ft<sup>2</sup>  
77.89 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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