



**BURNHAM**  
residential

Bespoke hybrid estate agents for Burnham & surrounding villages



**83A Cross Road, Maldon, CM9 5ED**

**Asking price £250,000**

- Two bedroom maisonette
- NO ONWARD CHAIN
- Ground floor
- Driveway
- FREEHOLD
- SOUTH FACING GARDEN
- Fitted kitchen diner
- Close to town

# 83A Cross Road, Maldon CM9 5ED

Offered with NO ONWARD CHAIN this FREEHOLD ground floor maisonette, with DRIVEWAY PARKING, is a must view. With TWO BEDROOMS, living room and FITTED KITCHEN DINER which opens to a secure SOUTH FACING GARDEN, the property, just a SHORT DISTANCE FROM THE HIGH STREET is perfect for FIRST TIME BUYERS and investors.



Council Tax Band:



### Entrance:-

Door to side leading to entrance lobby with under counter space and plumbing for washing machine and tumble dryer. Doors lead to kitchen diner and bathroom.

### Bathroom:-

Obscure double glazed window to rear, panel bath with mixer tap and shower over. Wash basin over vanity unit, close coupled wc, chrome effect heated towel rail.

### Kitchen Diner:-

14'4 x 10'4

Obscure double glazed double doors opening to south facing rear garden. Range of high gloss wall and base units with integrated oven and hob. Overhead extractor hood. Space for fridge freezer. Opening to sitting room.

### Sitting room:-

11'9 x 9'4

Radiator, doors to bedrooms and boiler cupboard.

### Bedroom:-

11'4 x 11'

Double glazed window to front, radiator.

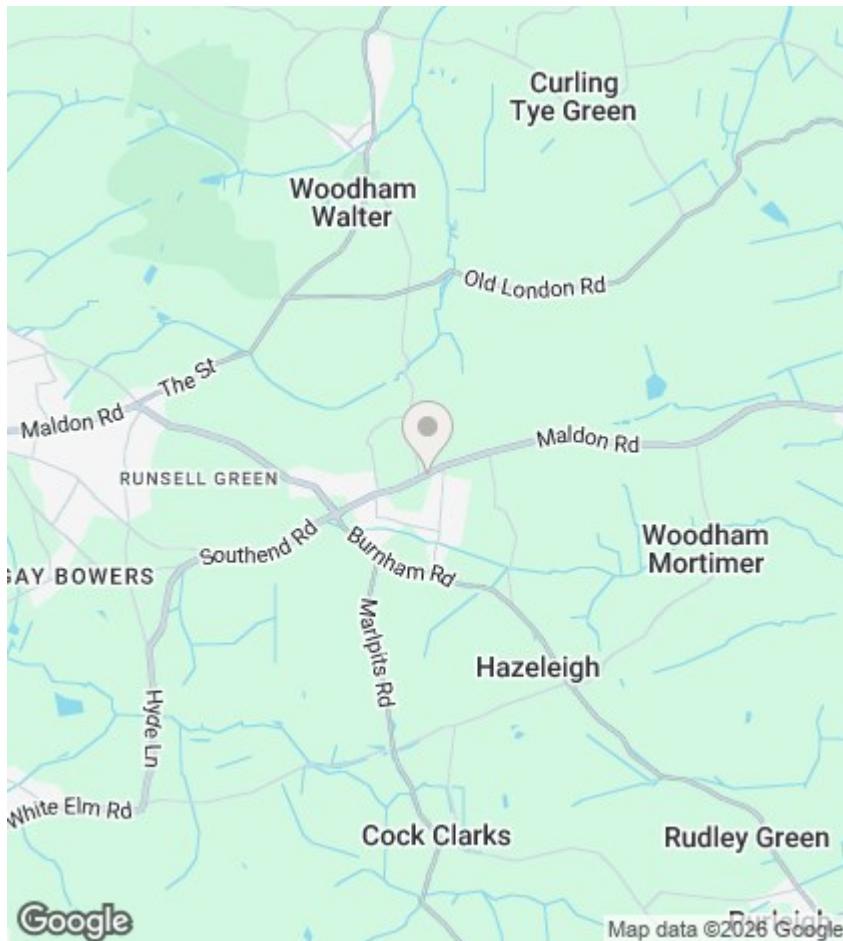
### Bedroom:-

8'5 x 6'7

Double glazed window to side, radiator.

### Rear garden:-

South facing, with lawn to fenced boundaries, gated access to front with a driveway space for one car.



## Directions

## Viewings

Viewings by arrangement only. Call 01621 738738 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	