

Pembroke Avenue, Maldon

CM9 6JS

**CURTIS O'BOYLE**

Sales & Lettings





# Pembroke Avenue, Maldon

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OIEO £300,000

Located in a popular residential area of Maldon, this well-proportioned three-bedroom terraced home offers a fantastic opportunity for buyers looking to personalise and add value. With a single storey rear extension, the property benefits from an enlarged lounge/dining area—perfect for family living and entertaining.

The accommodation includes a slightly dated but functional kitchen, providing a great space for modernisation. Upstairs, there are three bedrooms served by a family bathroom. Outside, the property has a lawned garden with direct access to a rear garage—ideal for secure parking or storage.

Additional benefits include gas central heating, double glazing, and no onward chain.

**LOBBY** Obscure double glazed entrance door and window to front aspect, built in cupboards, obscure glazed door to:

**ENTRANCE HALL** Textured and covered ceiling, radiator, stairs to first floor.

**KITCHEN/BREAKFAST ROOM** 12' 3" x 11' 3" (3.73m x 3.43m) Double glazed window to front aspect, textured and covered ceiling, radiator, fitted base and wall units, stainless steel sink unit with mixer taps inset into worktops, tiled splashbacks, space for washing machine, tiled splashbacks, wall mounted gas boiler.

**LOUNGE/DINER** 20' 11" x 18' 4" (6.38m x 5.59m) Double glazed window to rear aspect, double glazed door to rear garden, radiator, textured and covered ceiling.

**FIRST FLOOR LANDING** Textured and covered ceiling, loft access.

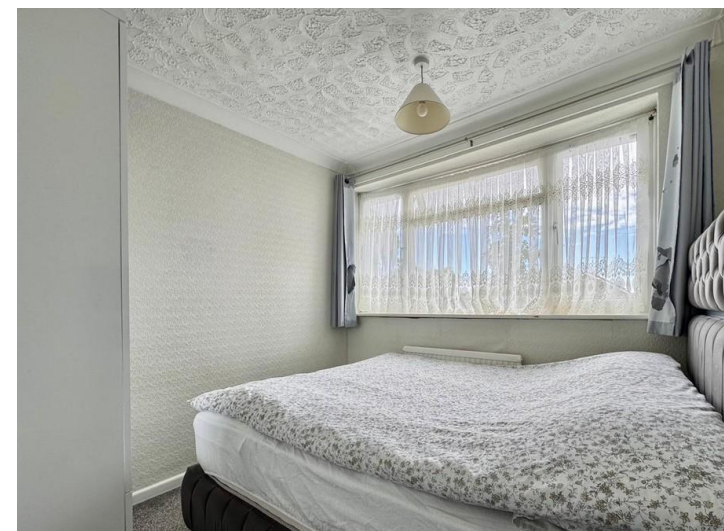
**BEDROOM ONE** 11' 6" x 10' 5" (3.51m x 3.18m) Double glazed window to front aspect, textured and covered ceiling, radiator.

**BEDROOM TWO** 12' x 9' 3" (3.66m x 2.82m) Double glazed window to rear aspect, textured and covered ceiling, radiator, airing cupboard.

**BEDROOM THREE** 8' 9" x 7' 11" (2.67m x 2.41m) Double glazed window to rear aspect, textured and covered ceiling, radiator.

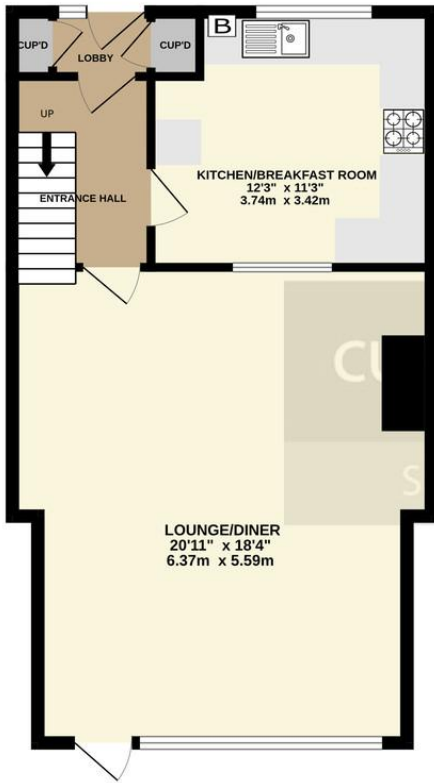
**BATHROOM** Obscure double glazed window to front aspect, textured and covered ceiling, radiator, panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, part tiled walls.

**REAR GARDEN** 35' (11m) approx. in length. Laid to lawn, paved path through to GARAGE at rear.

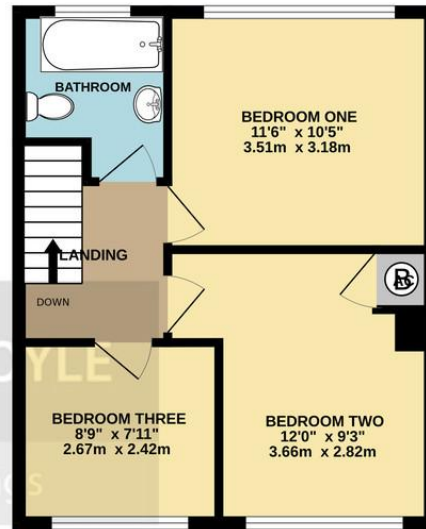


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



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TOTAL FLOOR AREA: 962 sq.ft. (89.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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