

DURDEN & HUNT

INTERNATIONAL



Mercury Place, Maldon CM9

Offers In Excess Of £325,000

- Modern Development
- Large Lounge
- Family Bathroom
- Downstairs WC
- Master Bedroom With En Suite
- Front and Rear Gardens
- Separate Kitchen With Space For Dining
- Two additional bedrooms
- Garage And Parking

142 High Street, Ongar, Essex, CM5 9JH
01277402068

ongar@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>



Durden & Hunt welcome to the market this modern three bedroom house located in the popular Blackwater Park Development.

Internally the property benefits from three bedrooms, two bathrooms (including en suite to master bedroom), large lounge , kitchen with space for dining & downstairs WC.

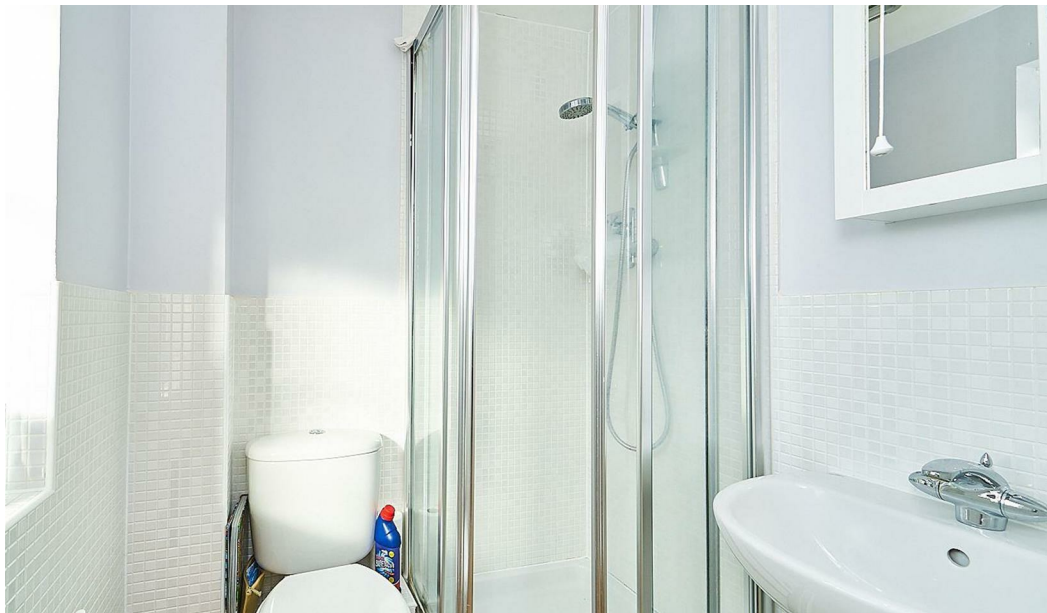
Externally the property benefits from driveway, garage & both front and rear gardens.

The development is well located for Heybridge basing and Maldon High Street.

Consumer Protection from Unfair Trading Regulations
2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being

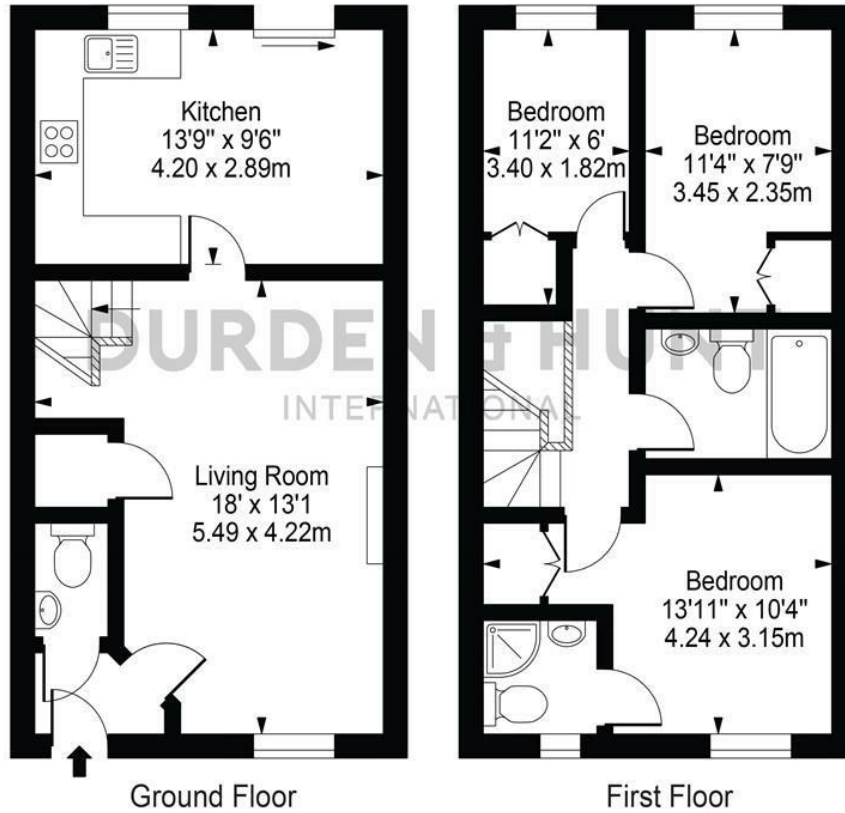
granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





Mercury Place

Approx. Gross Internal Area 805 Sq Ft - 74.82 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

B

