



Courtland Place, Maldon
CM9 6YE

CURTIS O'BOYLE

Sales & Lettings



Courtland Place, Maldon

CM9 6YE

OIEO£200,000

Benefiting from a re fitted kitchen and shower room a one bedroom starter home with its private garden and two parking spaces. Internal viewing highly recommended. Garage also available under separate title and negotiation.

ENTRANCE PORCH

Entrance door, obscure glazed door to lounge.

LOUNGE 13' 6" x 9' 10" (4.11m x 3m) plus bay

Double glazed bay window overlooking the garden, radiator, coved to smooth ceiling, stairs to first floor, sliding door to kitchen

KITCHEN 10' 3" x 5' 2" (3.12m x 1.57m) plus recess

Double glazed window, range of fitted white gloss base and wall units, one and a quarter bowl stainless steel sink unit with mixer tap inset into laminated work surfaces, built in stainless steel electric oven and four ring gas hob with hood above, radiator, tiled splash backs, space for washing machine, coved to smooth ceiling with inset down lighters.

FIRST FLOOR LANDING

Coved to smooth ceiling, doors to shower room and bedroom.

BEDROOM 11' 7" x 9' 11" (3.53m x 3.02m)

Double glazed window, radiator, coved to smooth ceiling, built in wardrobes with mirrored sliding doors, airing cupboard.

SHOWER ROOM 7' 2" x 5' 1" (2.18m x 1.55m)

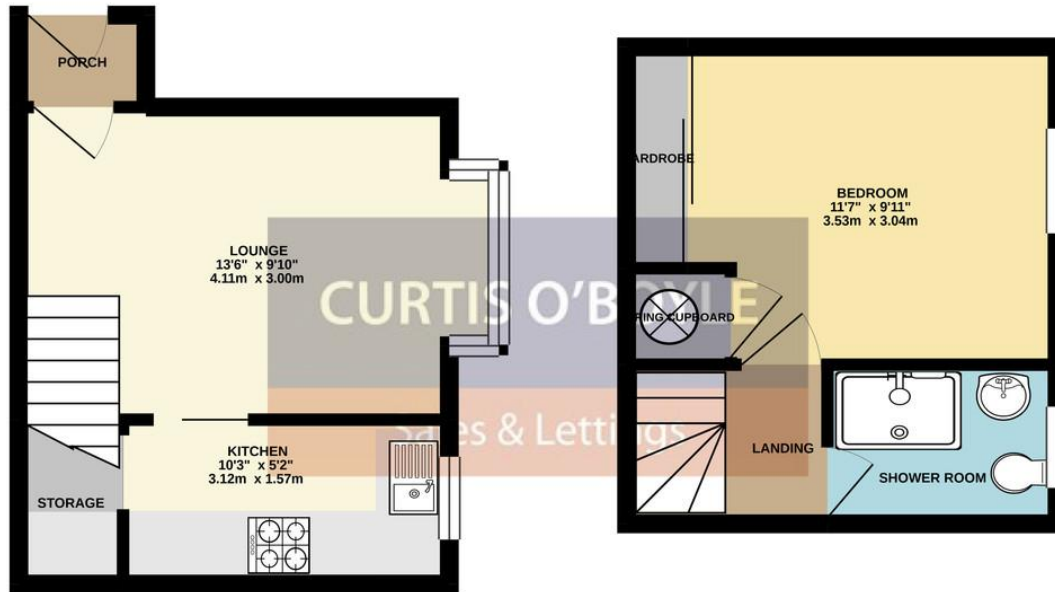
Obscure double glazed window, heated towel rail, white suite comprising of pedestal wash hand basin, low level wc and fitted tiled shower cubical, tiled floor and walls.



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

GROUND FLOOR

1ST FLOOR



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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

8, Courtland Place, MALDON, CM9 6YE

Dwelling type: Enclosed-end-terrace house Reference number: 8007-1107-5829-5696-7243
 Date of assessment: 10 February 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 10 February 2014 Total floor area: 39 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,281
Over 3 years you could save	£ 246

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 78 over 3 years	
Heating	£ 795 over 3 years	£ 753 over 3 years	
Hot Water	£ 342 over 3 years	£ 204 over 3 years	
Totals	£ 1,281	£ 1,035	You could save £ 246 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 61
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 25
3 Low energy lighting for all fixed outlets	£25	£ 57

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyservice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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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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