



Wantz Road, Maldon
CM9 5DB

CURTIS O'BOYLE

Sales & Lettings



Wantz Road, Maldon

CM9 5DB £325,000

Offered with no onward chain a three bedroom terraced house situated just off Maldon High Street with driveway for 2 cars. and 50 feet approx. rear garden.

LOUNGE 14' 10" x 12' 10" (4.52m x 3.91m) inc stairs. Double glazed entrance door, double glazed bay window to front aspect, two radiators, textured and coved ceiling, fireplace, stairs to first floor, open plan to kitchen.

KITCHEN 9' x 8' 5" (2.74m x 2.57m) Double glazed door to rear garden, double glazed window to rear aspect, fitted base and wall units, stainless steel sink unit with mixer tap inset into work tops, wall mounted gas boiler, tiled splashbacks, door to side lobby.

SIDE LOBBY Glazed door to side aspect, understairs storage recess, door to bathroom.

BATHROOM 5' 10" x 4' 10" (1.78m x 1.47m) Double glazed window to rear aspect, radiator, panelled bath with mixer taps and shower attachment, vanity wash hand basin, close coupled WC, tiled walls.

FIRST FLOOR LANDING

BEDROOM ONE 12' x 11' 6" (3.66m x 3.51m) Double glazed window to front aspect, radiator, textured ceiling feature fireplace.

ENSUITE 7' 6" x 5' 4" (2.29m x 1.63m) Obscure double glazed window to front aspect, radiator, corner shower tray, wash hand basin, close coupled WC, part tiled walls, built in cupboard.

BEDROOM TWO 13' x 7' 6" (3.96m x 2.29m) Double glazed window to rear aspect, radiator, textured ceiling

BEDROOM THREE 9' 9" x 9' 4" (2.97m x 2.84m) Double glazed window to rear aspect, radiator, textured ceiling, vanity wash hand basin, airing cupboard.

REAR GARDEN 50' (15.2m) Approx in length. Gated side access, paved patio area, laid to lawn, timber shed and summerhouse, panelled fencing, outside tap.

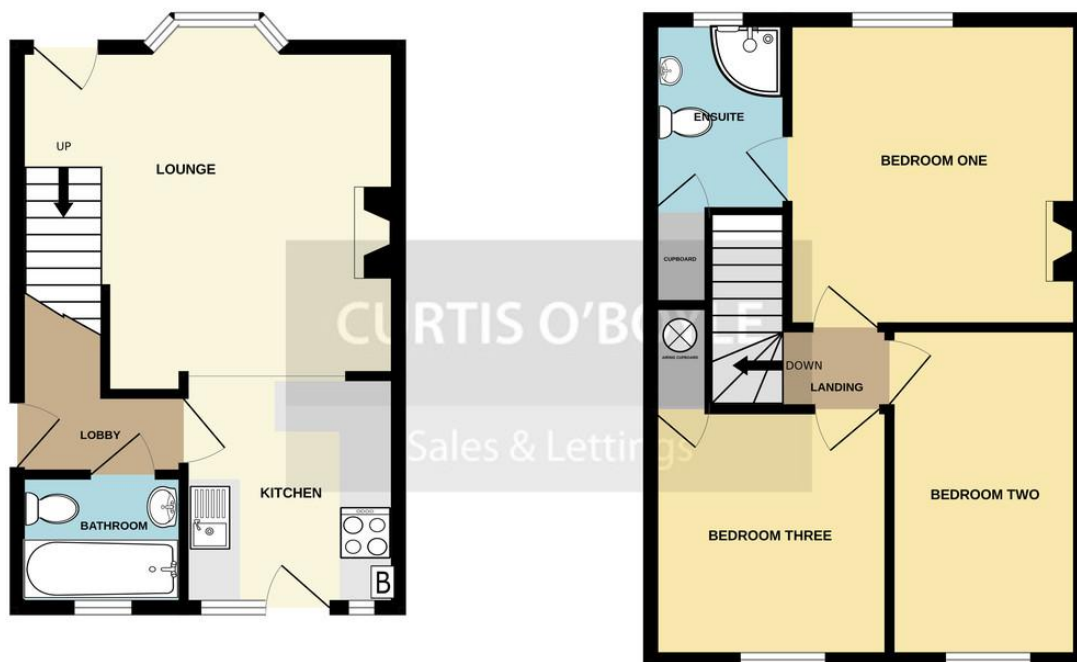
FRONT Driveway for two cars.



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

GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.8 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, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	62 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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