

Wantz Road, Maldon
CM9 5DG

CURTIS O'BOYLE

Sales & Lettings





Wantz Road, Maldon

CM9 5DG £270,000

Conveniently situated for the town centre and offered with no onward chain a two bedroom end terraced house with garage and driveway to rear.

Note:

The property is showing signs of damp and will require some form of damp proof course treatment.

LOUNGE 11' x 10' 7" (3.35m x 3.23m) Obscure double glazed entrance door, double glazed window to front aspect, textured ceiling, radiator, feature fireplace, open plan to:

DINING AREA 10' 11" x 7' 7" (3.33m x 2.31m) Double glazed window to rear aspect, textured ceiling, radiator, stairs to first floor, doorway to:

KITCHEN 8' 7" x 6' 3" (2.62m x 1.91m) Double glazed window to side aspect, smooth ceiling, fitted base and wall units, stainless steel sink unit with mixer tap inset into work top, space for washing machine, tiled splashbacks, doorway to:

REAR LOBBY Obscure double glazed door to side aspect, built in cupboard housing gas boiler, radiator, door to:

BATHROOM 6' 3" x 4' 11" (1.91m x 1.5m) Obscure double glazed window to side aspect, smooth ceiling, radiator, panelled bath with electric shower over, wash hand basin, close coupled WC, tiled splashbacks.

FIRST FLOOR LANDING Double glazed window to rear aspect, smooth ceiling, doors to:

BEDROOM ONE 11' x 10' 8" (3.35m x 3.25m) Double glazed window to front aspect, smooth ceiling, radiator.

BEDROOM TWO 8' 5" x 7' 7" (2.57m x 2.31m) Double glazed window to rear aspect, smooth ceiling, radiator.

REAR GARDEN 29' (8.8m) approx plus recess to side of garage. Paved patio area, laid to lawn, panelled fencing, timber shed, gated side access, rear gate to DRIVEWAY.

GARAGE 18' 2" x 8' 5" (5.54m x 2.57m) Up and over door, power and light connected, eaves storage space, door to garden.



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

GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.

1ST FLOOR
192 sq.ft. (17.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyale.co.uk

www.curtisoboyale.co.uk

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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