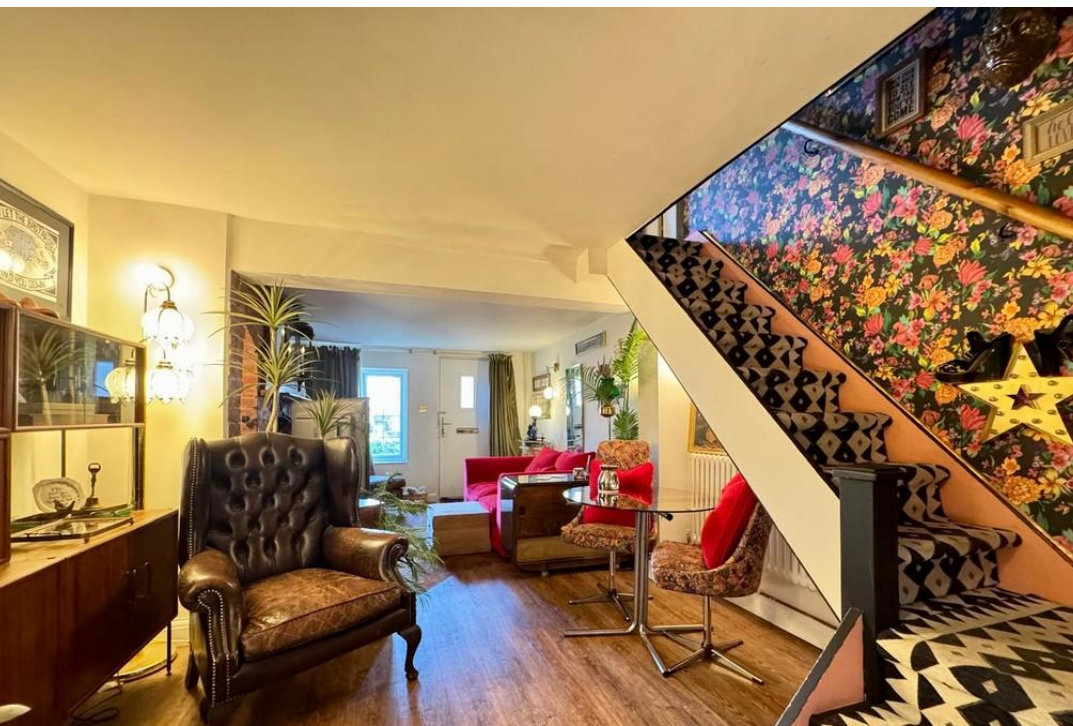




Wantz Road, Maldon
CM9 5DG

CURTIS O'BOYLE

Sales & Lettings



Wantz Road, Maldon CM9 5DG

£280,000

A charming two-bedroom terraced cottage within walking distance of Maldon High Street. Tastefully decorated to retain its character, the home offers a cosy lounge with log burner, dining area, bespoke kitchen and separate ground-floor bathroom. Unusually for the area, it benefits from a rear driveway accessed via the garden, plus gas central heating and double glazing. The seller has found an onward purchase, offering an end-of-chain move.

A charming two-bedroom terraced cottage situated within walking distance of Maldon High Street.

Lovingly decorated by the current owners with its character firmly in mind, this home offers warmth, personality and convenience.

The ground floor comprises a cosy lounge featuring a log burner set within an attractive brick fireplace, opening into a welcoming dining area. The cottage also benefits from a bespoke kitchen and a separate ground-floor bathroom.

A rare advantage for this location is the private driveway to the rear, accessed via the garden, offering valuable off-street parking. Further features include gas central heating and double glazing throughout.

The seller has already found an onward purchase, presenting an opportunity for a smooth, end-of-chain move.

LOUNGE 10' 11" x 10' 8" (3.33m x 3.25m)
Obscure double glazed entrance door, double glazed window to front aspect, radiator, smooth ceiling, wood effect laminated flooring, brick fireplace with log burner, open plan to dining area.

DINING AREA 10' 9" x 7' 11" (3.28m x 2.41m)
Radiator, stairs to first floor, smooth ceiling, wood effect laminated flooring.

KITCHEN 13' 9" x 5' 8" (4.19m x 1.73m) Double glazed stable door to rear garden, double glazed window to rear aspect, smooth ceiling, part tiled walls, double bowl ceramic sink unit with mixer tap inset into solid wood work tops, space for washing machine and dishwasher, wall mounted gas boiler, built in cupboard.

BATHROOM 10' 6" x 4' 7" (3.2m x 1.4m) Double glazed window to rear aspect, heated towel rail, part tiled walls, panelled bath with mixer tap and shower attachment, close coupled WC, vanity wash hand basin, skylight window.

FIRST FLOOR LANDING smooth ceiling, doors to:

BEDROOM ONE 11' 2" x 10' 9" (3.4m x 3.28m)
Double glazed window to front aspect, radiator, exposed floorboards.

BEDROOM TWO 8' 3" x 8' 1" (2.51m x 2.46m)
Double glazed window to rear aspect, radiator, over stairs cupboard.

REAR GARDEN Paved patio area, small area laid to lawn, timber shed, panelled fencing, block paved bath to rear gate leading to:

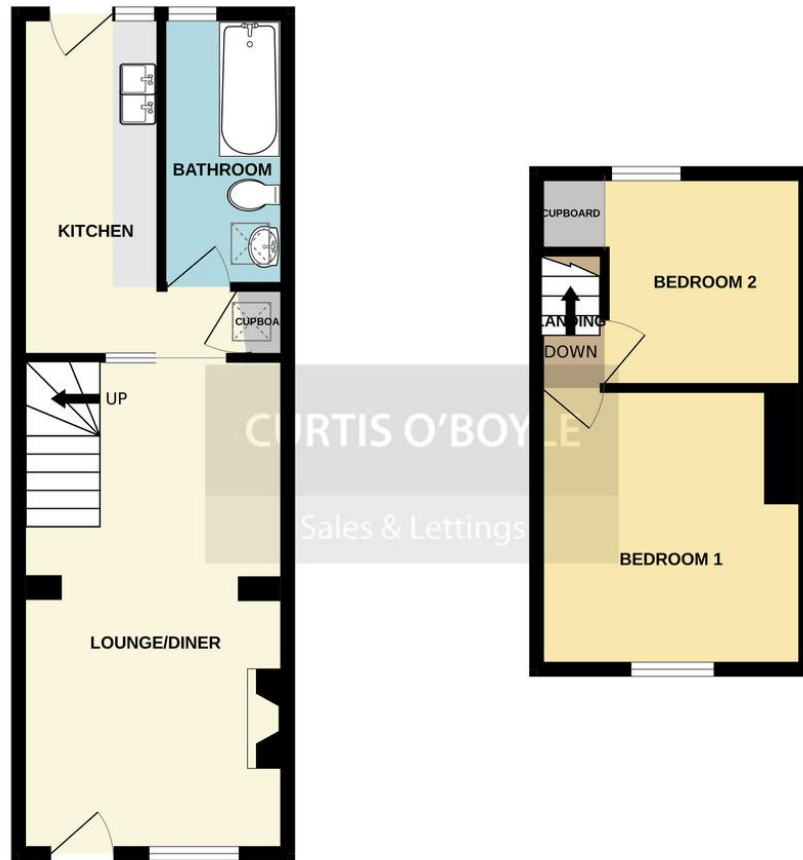
DRIVEWAY Parking for one car. Accessed from Queen Street.



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

GROUND FLOOR

1ST FLOOR



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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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