



Gate Street Mews, Maldon
CM9 5EF

CURTIS O'BOYLE

Sales & Lettings



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CM9 5EF £385,000

Located in the heart of Maldon's historic town centre, this attractive terraced home has been thoughtfully reconfigured from three bedrooms to two, creating a generously sized master bedroom. The property features a modern first-floor shower room, a bright lounge opening into a dining area, and a contemporary fitted kitchen complete with appliances. A double-glazed conservatory leads to a low-maintenance rear garden with gated access to allocated parking. Offered with no onward chain.

ENTRANCE HALL Double glazed entrance door, coved to smooth ceiling, stairs to first floor, radiator, door to lounge.

LOUNGE 13' x 12' 6" (3.96m x 3.81m) Double glazed window to front aspect, radiator, coved to smooth ceiling, understairs cupboard, open plan to dining area.

DINING AREA 9' 4" x 8' (2.84m x 2.44m) Double glazed French doors to conservatory, coved to smooth ceiling, radiator, doorway to kitchen.

KITCHEN 8' 9" x 7' 9" (2.67m x 2.36m) Double glazed window to rear aspect, smooth ceiling with inset downlighters, ceramic sink unit with mixer tap inset into worktops, built in electric oven and four ring hob with hood above. integrated dishwasher and fridge/freezer, space for washing machine, tiled splashbacks, wall mounted gas boiler concealed in cupboard.

CONSERVATORY 11' 4" x 7' 11" (3.45m x 2.41m) Double glazed to three aspects, double glazed French doors to rear garden, radiator, tiled floor.

FIRST FLOOR LANDING Smooth ceiling, loft access.

BEDROOM ONE 11' 1" x 8' 10" (3.38m x 2.69m) < 15' 8" (4.78m) Two double glazed windows to front aspect, two radiators, smooth ceiling, over stairs cupboard.

BEDROOM TWO 8' 9" x 8' 8" (2.67m x 2.64m) + wardrobe space. Double glazed window to rear aspect, radiator, fitted wardrobes with mirrored sliding doors.

SHOWER ROOM 7' 2" x 5' 5" (2.18m x 1.65m) Double glazed window to rear aspect, smooth ceiling, radiator, tiled shower cubicle with Aqualisa shower, close coupled WC and wash hand basin with fitted cupboard, tiled walls.

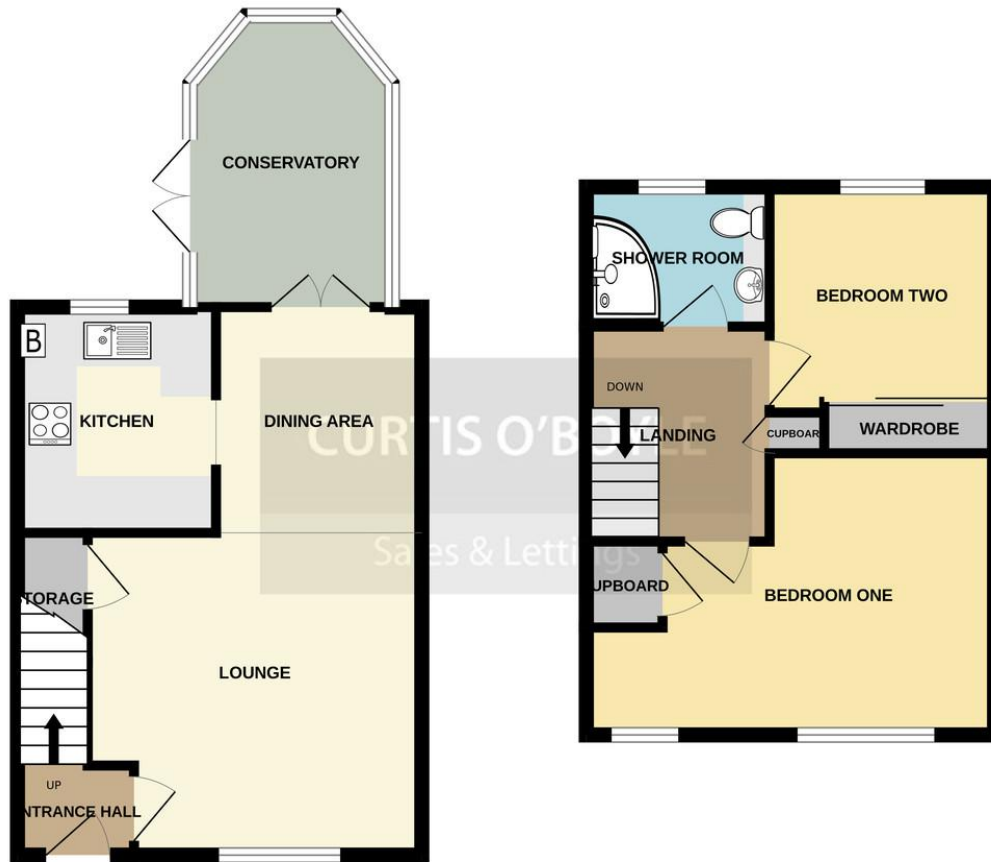
REAR GARDEN Mostly paved, timber shed, flower and shrub beds. fencing to boundary, outside tap, gated rear access to **ALLOCATED PARKING**.



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

GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	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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