



**Mount Pleasant, Maldon CM9 6EQ**



**welcome to**

**Mount Pleasant, Maldon**

IDEAL FIRST TIME PURCHASE OR INVESTMENT - This charming TWO DOUBLE BEDROOM Victorian home is located WITHIN A STONES THROW OF MALDON HIGH STREET and enjoys a WELL PROPORTIONED GARDEN, as well as FIRST FLOOR BATHROOM and GROUND FLOOR CLOAKROOM.



## Part Glazed Door To:-

### Lounge Diner

21' 2" x 9' 8" Plus Recess ( 6.45m x 2.95m Plus Recess )  
Sash windows to front and rear, centrepiece open fireplace, fitted cupboards, stairs rising to first floor.

### Kitchen

11' x 5' ( 3.35m x 1.52m )  
Window to side, fitted kitchen comprising one and half bowl sink and drainer set in roll top surface with eye and base level units incorporating built in double oven with gas hob and extractor over, as well as integrated dishwasher. Space for fridge. Radiator, door to:-

### Rear Lobby

Door to garden, door to:-

### Utility / Cloakroom

Window to side, suite comprising of low level WC and wall mounted basin, space and plumbing for washing machine. Radiator.

## First Floor

### Landing

Loft access, doors to:-

### Bedroom One

11' 11" x 8' Max ( 3.63m x 2.44m Max )  
Sash window to rear, built in cupboard, radiator, door to:-

### Bathroom

Sash window to rear, white suite comprising 'P' shaped bath with shower over, low level WC and pedestal basin. Cupboard housing gas Combi boiler, further storage cupboard and airing cupboard. Radiator.

### Bedroom Two

10' 11" Max x 8' 10" ( 3.33m Max x 2.69m )  
Sash window to front, radiator

## Outside

### Front

Property opens onto the pavement. There is a right of way at the end of the terrace across neighbouring gardens leading to :-

### Rear Garden

Enclosed by panel fence, laid to lawn with mature shrubs and shingle and patio seating areas.

### Parking

On street parking.



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## Mount Pleasant, Maldon

- Two Double Bedrooms
- Open Plan Lounge Diner
- Modern Kitchen & First Floor Bathroom
- Town Centre Location
- On Street Parking

Tenure: Freehold EPC Rating: D

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN103564 - 0008

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