



Gate Street Mews, Maldon CM9 5EF

Welcome to

Gate Street Mews, Maldon

Located a SHORT WALK TO MALDON HIGH STREET with its WEALTH OF SHOPS AND AMENITIES, within a DESIRABLE CUL-DE-SAC, is this three bedroom home offered with NO ONWARD CHAIN, and benefitting from ALLOCATED AND VISITOR PARKING.



Entrance

Part glazed door to:-

Entrance Hall

Stairs rising to first floor, radiator, door to:-

Lounge Diner

21' 9" x 12' 6" Max (6.63m x 3.81m Max)
Double glazed UPVC window to front, centrepiece gas living flame fireplace, understairs storage cupboard, radiator, French doors to conservatory, door to:-

Kitchen

8' 9" x 7' (2.67m x 2.13m)
Double glazed UPVC window to rear overlooking the garden, fitted kitchen comprising of sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven with gas hob and extractor over, space for further appliances.

Conservatory

8' 3" x 8' 3" (2.51m x 2.51m)
Dwarf brick wall and UPVC double glazed construction with glazed pitched roof and door to garden, radiator.

First Floor

Landing

Loft access, airing cupboard, doors to:-

Bedroom One

8' 10" x 8' 7" (2.69m x 2.62m)
Double glazed UPVC window to rear with for reaching views, fitted cupboards, radiator.

Bedroom Two

10' 10" Max x 8' 3" (3.30m Max x 2.51m)
Double glazed UPVC window to front, fitted cupboards, radiator.

Study / Bedroom Three

7' 5" x 6' 10" Max (2.26m x 2.08m Max)
Double glazed UPVC window to front, fitted furniture, over stairs, storage cupboard, radiator.

Shower Room

6' 4" x 5' 6" (1.93m x 1.68m)
Double glazed UPVC window to rear, white suite comprising of corner shower, low level WC and pedestal basin, part tiled walls, chrome heated towel rail.

Outside

Front

Laid to flint stone chips with mature shrub beds.

Rear Garden

Enclosed by panel fence, laid to patio with shrub borders and wooden shed to remain.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Annual service charge of £250 per annum is payable for upkeep of communal areas.



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Welcome to

Gate Street Mews, Maldon

- Three Bedrooms
- Conservatory
- Parking
- Town Centre Location
- No Onward Chain

Tenure: Freehold EPC Rating: D
Council Tax Band: C

Guide Price

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104328 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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