



**Conduit Lane, Woodham Mortimer Maldon CM9 6TA**





***Welcome to***

**Conduit Lane, Woodham Mortimer Maldon**

Situated in the DESIRABLE VILLAGE OF WOODHAM MORTIMER, occupying an enviable CORNER PLOT POSITION with wrap around gardens and DRIVEWAY PARKING is this PERIOD COTTAGE offered with the benefit of NO ONWARD CHAIN.



### Entrance Porch

Covered porch area, part glazed door to:-

### Entrance Hall

Double glazed UPVC window to side, stairs rising to first floor, radiator, doors to:-

### Lounge

16' 8" x 11' Max ( 5.08m x 3.35m Max )  
Double glazed UPVC windows to front and side, centrepiece brick fireplace, radiator.

### Dining Room

12' 2" x 11' ( 3.71m x 3.35m )  
Double glazed UPVC window to front, window to rear, radiator, door to:-

### Kitchen

13' 4" x 10' 5" ( 4.06m x 3.17m )  
Double glazed UPVC windows too front and rear, 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 hob and extractor over, space for further appliances, built in cupboards, radiator, door to:-

### Rear Hallway

Door to side opening to garden.

### First Floor

#### Landing

Windows to rear, airing cupboard, doors to:-

#### Bedroom One

13' 8" x 11' 2" Max ( 4.17m x 3.40m Max )  
Double glazed UPVC window to front, radiator.

#### Bedroom Two

10' 5" x 7' 6" ( 3.17m x 2.29m )  
Double glazed UPVC window to side overlooking the garden, radiator.

#### Bedroom Three

9' 1" x 7' 9" ( 2.77m x 2.36m )  
Double glazed UPVC window to front, built in cupboard, radiator.

#### Bathroom

Double glazed UPVC window to front, white suite comprising panel bath with electric shower over, low level WC and pedestal basin, fully tiled walls, radiator.

### Outside

#### Front

Corner plot with wrap around garden, predominately laid to lawn and screen by tall hedges, open to:-

#### Rear Garden

Enclosed by tall hedges, laid to lawn with paved patio seating areas and mature shrub borders, wooden shed to remain, open to:-

#### Parking

Shingle driveway providing off road parking for several vehicles.

#### Notice To Buyers

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.



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## **Conduit Lane, Woodham Mortimer Maldon**

- Three Bedrooms
- First Floor Bathroom
- Two Reception Rooms
- Corner Plot
- Driveway

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

# **£400,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLN104513 - 0003

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