



Maldon, £389,995, Two Bedroom Terraced House

JUST OFF THE HIGH ST ! Essex Guild Homes are Delighted to Offer For Sale this Very Pretty Two Bed Property in Private Mews with Parking and just Minutes from the Shops, Walks and River. Stunning Rear Garden with Gate providing Access to to Private Car Park. Beautifully Maintained Throughout.

Council Tax Band: C EPC Rating: TBC



Maldon, Essex, CM9 5EF

JUST MINUTES FROM THE HIGH STREET WITH ALL IT'S SHOPS AND RESTAURANTS

HISTORIC MARKET TOWN ON THE BLACKWATER ESTUARY

PRIVATE MEWS FOR THIS STUNNING TWO BED FAMILY HOME

PRIVATE AND VISITOR PARKING

ARGUABLY ONE OF THE BEST ROADS IN MALDON DUE TO IT'S PROXIMITY TO THE TOWN

BEAUTIFUL ATTRACTIVE FAMILY HOME BOTH INSIDE AND OUT

LANDSCAPED GARDENS TO FRONT AND REAR

SOME HOMES HERE HAVE CONVERTED BED ONE TO TWO ROOMS !

QUIET "NO THROUGH ROAD" LOCATION

MUST BE VIEWED

Energy Performance Rating: TBC

Council Tax Band: C

Inspected By: Thomas Devlin-James

Disclaimer: The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

Rooms:

Entrance Hall with Stairs to First Floor and Door to Cloaks / WC

5' 11" x 3' 7" (1.80m x 1.1m)

- Composite Multipoint Locking Front Door with Decorative Glazed Panel •
- Laminated Flooring • Radiator • Power Point • Modern Designer Radiator •
- Door to Cloak / WC • Spot Lighting • Smoke Alarm •

"Modern Open Plan Living Accommodation"

with Lounge / Dining Room Leading to Fitted Kitchen

Lounge / Dining Area

21' 4" x 9' 1" (6.50m x 2.77m)

- Two Full Height Modern Designer Radiators • Two Television Points •
- Gas Pipe sealed Under Floor when Chimney Breast removed. •
- Double Opening "French Style" Doors Open to Conservatory •
- Door to Large Deep Under Stairs Storage Cupboard • Spot Lighting •
- Laminate Flooring • Window to Front • Various Power Points •

Fitted Kitchen with Bosch Appliances and Breakfast Bar Seating Area

15' 1" x 9' 0" (4.59m x 2.74m)

- Range of Full Height to Ceiling Wall Units • Cupboard Housing "Vaillant" Combination Boiler • Integrated Slimline Dishwasher • Integrated High-Level Self-Cleaning Oven/Grill • Integrated Fridge / Freezer • Induction Hob with Extractor Hood Above • Space and Plumbing for Under-Counter Washing Machine • Large Worktop extending into Lounge Area with Breakfast Bar •
- Inset Cupboard with Vegetable Rack and Wine Rack below • Double Glazed Window • Thermo Plastic Tiled Flooring • Crystal "Under Sink" Water Softener •
- Black One and a Half Bowl Inset Sink with Drainer and Mixer Tap •
- Spot Lighting •

Hexagonal Shaped Conservatory with Double Opening Doors to Garden

9' 0" x 7' 3" (2.74m x 2.21m)

- Ceiling Fan • Double Glazed • Two Double Power Points •
- "French Style" Doors Lead to Rear Garden • Laminate Flooring •

Ground Floor Cloak / WC

5' 1" (1.55m)

- Low Level WC • Wash Stand Hand Basin • Wall Cabinet • Extractor Fan •
- Ceramic Tiled Flooring • Spot Lighting •

Under Stairs Storage Cupboard

5' 9" x 3' 5" (1.75m x 1.03m)

- Spot Lighting • Sockets • All Utility Meters • Water Stopcock •
- Used at present for storing all ranges of cleaning products and coats etc. •

First Floor Landing

6' 8" x 2' 10" (2.03m x 0.86m)

- Power Point • Control for Bathroom Under Floor Heating • Spot Lighting •
- Smoke Alarm • Carpeted in Neutral Colours •

Carpeted Stairwell with Handrails Down to Ground Floor

Bedroom One

(This Room in other Properties in this Mews has been made into Two Rooms !)

15' 6" x 12' 8" (4.72m x 3.86m)

- Fitted Mirror Fronted Wardrobes • Two Double Glazed Windows •
- Large Storage Cupboard over the Stairwell • Two Radiators • Spot Lighting •
- Three Double Power Points • Television Point • Hatch to Loft •
- Laminate Flooring •

Bedroom Two

9' 4" x 8' 10" (2.84m x 2.69m)

- Broadband / Television Point • Telephone Point • Double Glazed Window •
- Overlooks Rear Garden • Radiator • Various Power Points •
- Laminate Flooring • Window to Rear •

Four Piece Fully Tiled Family Bathroom

9' 1" x 5' 5" (2.77m x 1.65m)

- Bath with Mixer Tap & Shower Attachment • Deep Walk-In Shower Cubicle with "Digital Aqualisa" Shower and Fold Down Seat •
- Vanity Unit with Sink and Mixer Tap • Under Floor Heating •
- Feature Wall Hung Towel Radiator / Heater • Extractor fan •
- Full Length Heated Mirror • Ceramic Floor Tiles • Spot Lighting •
- Window to Rear •

Good Size Loft with Lots of Storage Space

- Loft Full Boarded and Clad • 2 Velux Windows •
- Pull-down Steps into Bedroom One from Loft • Power and Six Strip Lights •
- Eaves Cupboards on Both Sides • Storage Racking to Side Walls to Remain •
- Spare Bathroom Floor and Wall Tiles • Spare Laminate Flooring •

Well Landscaped Attractive Rear Garden

28' 7" (8.71m)

- Back Gate to Car Park (and Parking) • Outside Tap •
- Composite Fencing on Two Sides • Feature Cobblestone Paving Throughout •
- Alcove Greenhouse Area • Easy steps with Hand Rail to Shed and Rear Gate •

Timber Framed Shed

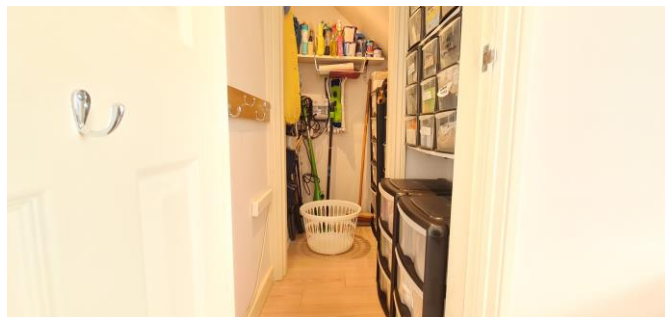
8' 0" x 4' 0" (2.44m x 1.22m)

- Power & Lighting Connected • Double Electric Socket •

Very Pretty Landscaped Front Garden

- Attractive Landscaped Front Garden • Gas Smart Meter Box •
- Feature Circular Shaped Patio Style Area • Occasional Planting •

Parking in Car Park to Rear of Property with Allocated Space and Visitor Parking







◆ WE VALUE PEOPLE ◆ NOT JUST PROPERTY ◆