



150 Wantz Road, Maldon, CM9 5DG Guide price £280,000

LOCATED WITHIN EASY REACH OF MALDON'S HIGH STREET AND PROMENADE PARK IS THIS TWO BEDROOM HOME with REAR GARDEN. The bedrooms of this property are both located on the first floor with the ground floor comprising a Living Room, Dining Room Kitchen and re-fitted Shower Room. To the rear there is a private REAR GARDEN which also allows access into one of TWO GARAGES. The additional Garage is located within a separate block and conveniently provides further Parking or Storage depending on the needs of the occupant. Council Tax Band: B. Energy Efficiency Rating D.



Bedroom 10'11 x 10'6 (3.33m x 3.20m)

Double glazed window to front, radiator, exposed floor boards.

Bedroom 8'6 x 7'6 (2.59m x 2.29m)

Double glazed window to rear, radiator, exposed floor boards.

Landing

Window to rear, stairs down to:

Dining Room 8'3 x 7'6 (2.51m x 2.29m)

Double glazed window to rear, radiator, exposed floor boards.

Living Room 10'11 x 10'6 (3.33m x 3.20m)

Entrance door to front, double glazed window to front, radiator, door into:

Kitchen 8'6 x 6'0 (2.59m x 1.83m)

Double glazed window to side, space for cooker, space and plumbing for washing machine, sink drainer unit set into work surface, part tiled to walls, tiled floor, range of matching units.

Inner Hall 4'3 x 2'10 (1.30m x 0.86m)

Door to side to garden, full length sheving unit door into:

Re-fitted Shower Room 5'11 x 4'9 (1.80m x 1.45m)

Obscure double glazed window, tiled shower, low level w.c., wash hand basin.

Rear Garden approx 30' (approx 9.14m)

Pathway leading to step up to raised planting area with pathway to personal door to Garage 1.

Garage 1

Up and over door to front, personal door to rear.

Garage 2

In separate block, up and over door to front.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

