



Church
Hawes



Church

23 Downs Road, Maldon , Essex CM9 5HG
Price £325,000

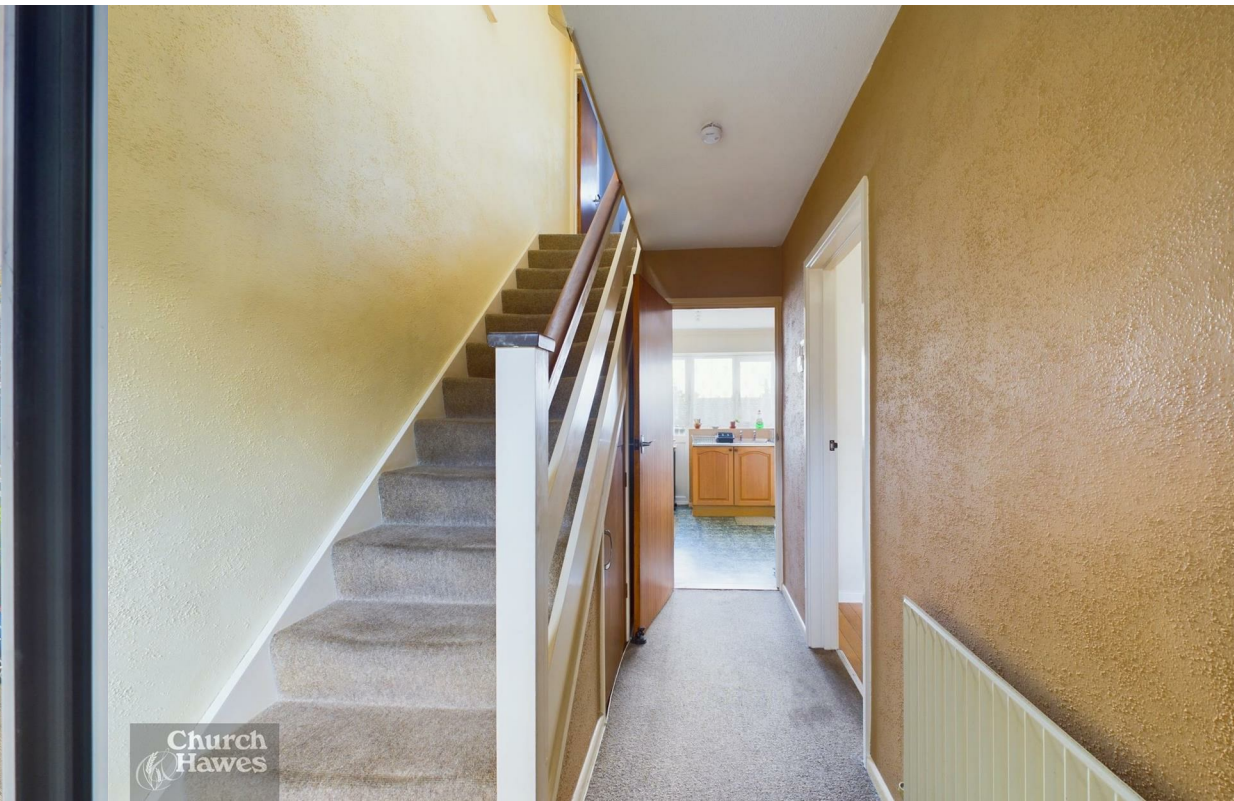
Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to Downs Road, Maldon - a charming AND SOUGHT AFTER LOCATION that could be the perfect setting for your new home! OFFERED FOR SALE WITH NO ONWARD CHAIN This delightful three bedroom end terrace house WITH A DOUBLE LENGTH GARAGE/WORKSHOP along with ROOFTOP RIVER VIEWS TO THE REAR is a gem waiting to be discovered! Situated WITHIN WALKING DISTANCE to the Iconic Hythe Quay, Promenade Park & Maldon High Street, you'll have the opportunity to enjoy leisurely walks by the water and soak in the picturesque surroundings. The property's convenient location offers easy access to local amenities. Don't miss out on the chance to own a piece of this desirable location. Contact us today to arrange a viewing and envision the possibilities that this lovely property on Downs Road, Maldon has to offer.

Energy Efficiency Rating C. Council Tax Band D.

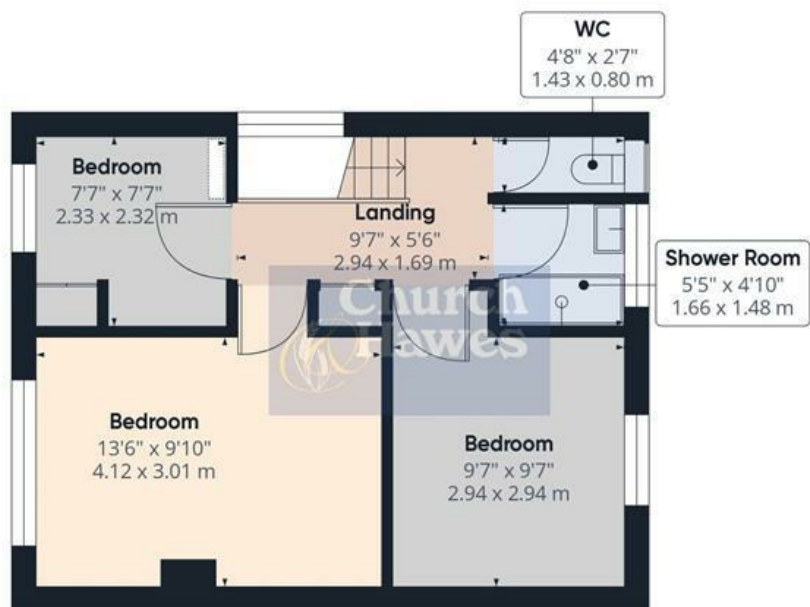




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1078.11 ft²
100.16 m²

Balconies and terraces

170.72 ft²
15.86 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Bedroom 1 13'6 x 9'10 (4.11m x 3.00m)

Double glazed window to front, radiator, coved to ceiling, fitted wardrobes.

Bedroom 2 9'7 x 9'7 (2.92m x 2.92m)

Double glazed window to rear with rooftop views to the rear aspect over the river.

Bedroom 3 7'7 x 7'7 (2.31m x 2.31m)

Double glazed window to front, radiator, coved to ceiling, fitted wardrobe.

Shower Room

Obscure double glazed window to rear, radiator, wash hand basin with mixer tap, shower cubicle with wall mounted shower unit.

W.C

Double glazed window to rear, low level w.c.

Landing

Access to loft space, airing cupboard with wall mounted boiler, stairs leading down to:

Entrance Hall

Entrance door, radiator, under stairs storage cupboard, doors to:

Lounge 13'7 x 11'7 (4.14m x 3.53m)

Double glazed window to front, radiator, coved to ceiling, fireplace with gas fire.

Kitchen/Diner 17'10 x 9'2 (5.44m x 2.79m)

Double glazed window to rear & door to rear to balcony/terrace, radiator, coved to ceiling, fitted base and wall mounted units, sink unit, space for washing machine, space for oven, space for fridge/freezer.

Balcony

Timber decked terrace with shared access steps leading down to:

Double Length Garage/Workshop approx 32' depth (approx 9.75m depth)

Up and over door, power and light connected (currently divided into two sections)

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 themselves 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.

Maldon

The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored by devoted owners, some are still in use commercially as charter vessels. The Hythe Quay offers historic pubs incorporating The Queens Head and Jolly Sailor both offering fine food. The Edwardian Promenade close to Hythe Quay enjoys stunning riverside walks and large amenity areas, including a children's splash park, which is ideal for picnics and family days out. Maldon's Historic High Street offers a unique and individual shopping experience and a Marks & Spencer's simply food, along with many coffee shops and restaurants.

Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool street station. The A12 leading to London is an approx. 15/20 minute drive, and access to the A127 and A13 is via the A130.

