



129 Wantz Road, Maldon , CM9 5DD
 Price £265,000

Church & Hawes
 Estate Agents, Valuers, Letting & Management Agents

Est. 1977

FOR SALE WITH NO CHAIN IS THIS CHARMING HOME WITHIN EASY REACH OF MALDON TOWN CENTRE AND AN EXTENSIVE LIST OF LOCAL AMENITIES. The property which affords double glazing throughout features Two Bedrooms to the First Floor. The Living Room is located to the front of the Ground Floor and provides access onto the Kitchen/Breakfast Room. The Bathroom is also located to the Rear of the Ground Floor. Externally, this home boasts a Private Rear Garden which also affords access to the Parking Area offering a Parking Space for the property and a share of a Visitor Space. Council Tax Band: B.

Bedroom 12' x 10'1" (3.66m x 3.07m)

Double glazed window to front, radiator, access to loft.

Bedroom 10'4" x 6'11" (3.15m x 2.11m)

Double glazed window to rear, radiator.

Landing

Stairs down to:

Hallway

Obscure double glazed window to rear, radiator, door to Kitchen and:

Bathroom 5'3" x 4'5" (1.60m x 1.35m)

Obscure double glazed window to rear, low level w.c., panelled bath with shower above, tiled walls, wood effect flooring.

Kitchen 10'6" x 7'1" (3.20m x 2.16m)

Double glazed window to rear, radiator, space for fridge/freezer, stainless steel sink/drain unit with mixer tap set into work surface, low level oven with four ring electric hob above and extractor, part wood panelled to walls, wood effect flooring.

Living Room 11'1" x 10'1" (3.38m x 3.07m)

Part obscure glazed entrance door to front, double glazed window to front, feature fireplace, wood effect flooring, television point.

Rear Garden

Commences with paved area with stepping stone style path extending to rear, outside tap, mainly laid to lawn with low level fencing to boundaries, gate to rear to:

Parking Area

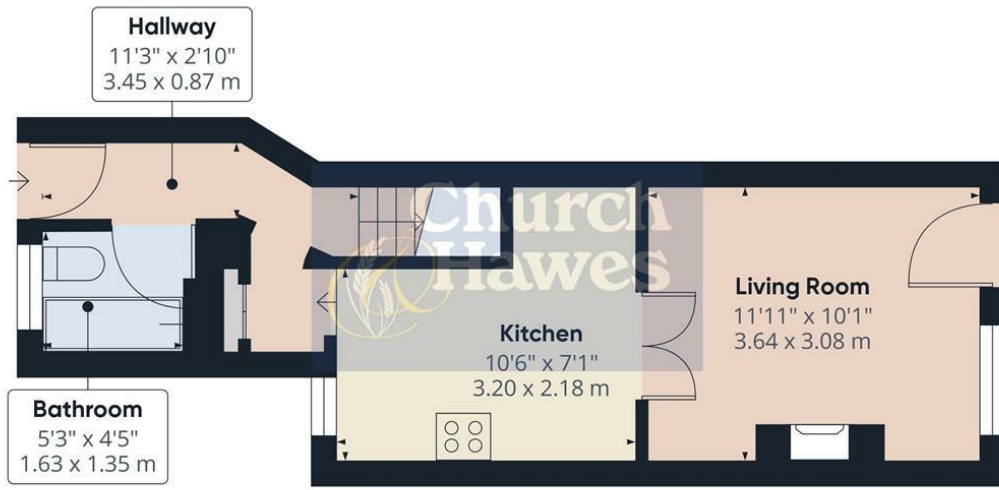
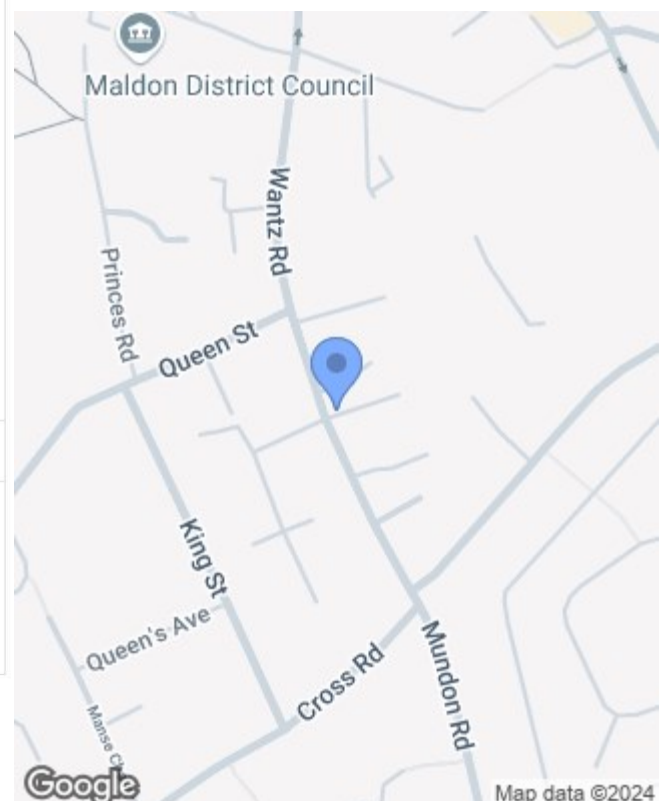
One Parking space and further visitor space (shared between two properties).

Frontage

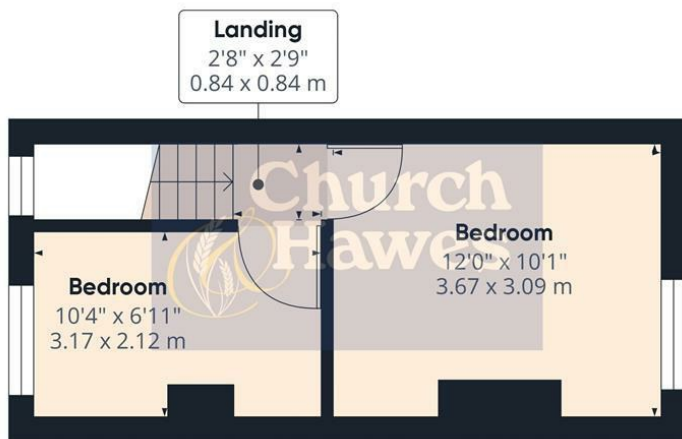
Low level brick wall to front, timber gate to front boundary accessing two properties.

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.



Floor 0



Floor 1

Approximate total area[®]
 487.82 ft²
 45.32 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.

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