



Church  
Gate Street Mews, Maldon, CM9 5EF  
Guide price £375,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Located in the heart of Maldon is this charming property positioned in the popular and convenient Gate Street Mews. This delightful two bedroom house boasts a reconfigured layout (from the original three bedroom layout) that offers a spacious feel throughout. The new layout offers the new owner a larger four piece bathroom and a larger main bedroom.

The remainder of the property consists of a lounge/diner with open plan kitchen, ground floor cloakroom and a conservatory which overlooks the picturesque landscaped garden which is full of colour.

Tenure: Freehold - Energy Efficiency Rating: C - Council Tax Band: C

### Entrance Hall

Main front door, stairs leading to the first floor, access to the ground floor cloakroom, radiator.

### Ground Floor Cloakroom

Concealed cistern WC with macerator, hand wash basin with vanity storage beneath, extractor.

### Lounge/Diner

21;8 x 9'4 (6.40m;2.44m x 2.84m)

Double glazed window overlooking front, two modern vertical radiators, double glazed 'French' style doors leading to the conservatory. Large under stairs storage cupboard.

### Open Plan Kitchen

8'8 x 7'6 (2.64m x 2.29m)

Range of wall and base units, work top surfaces with worktop mounted sink with drainer, breakfast bar, integrated dishwasher, integrated fridge/freezer, worktop mounted induction hob with extractor above. Built in eye level oven, concealed wall mounted combi boiler, water softener, space for washing machine, double glazed window.

### Conservatory

8' x 7' (2.44m x 2.13m)

Enclosed brick based structure with sealed double glazed units, double glazed 'French' style doors.

### First Floor

Controls for the underfloor heating in the bathroom.

### Bedroom One

12'7 x 12'4 (3.84m x 3.76m)

Double glazed windows, built in storage cupboard, fitted wardrobes, radiators, loft access.

### Bedroom Two

8'7 x 5'11 (2.62m x 1.80m)

Double glazed window, radiator.

### Bathroom

9'2 x 5'6 (2.79m x 1.68m)

Four piece suite which comprises of a separate walk in shower with wall mounted 'aqualizer' shower unit with additional control panel. Panelled bath with shower attachment, ladder style radiator, underfloor heating, concealed cistern WC, vanity storage, wash basin, double glazed window, extractor fan.

### Outside

Allocated parking space

### Garden

Landscaped two tiered low maintenance garden with array of planting and flower beds, cobblestone paving throughout, timber shed with power and lighting connected, external tap and power sockets, rear access (leads to the parking area)

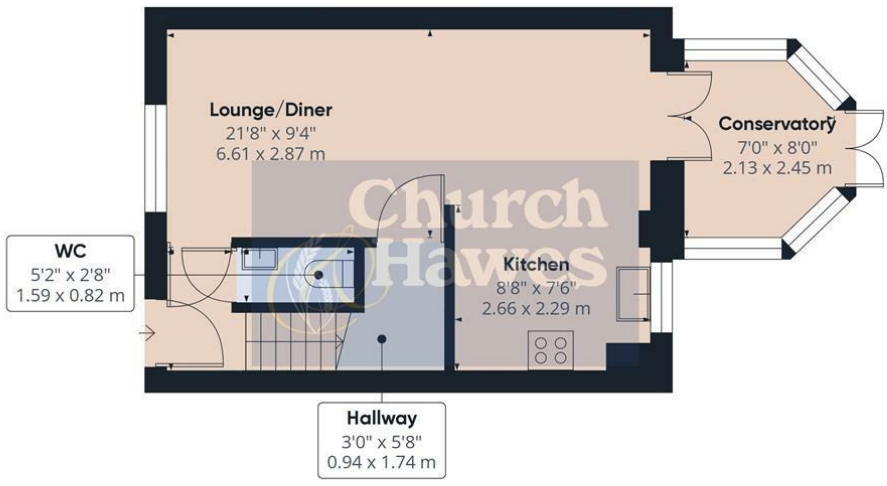
### Agents Note

There is a management charge for the development which is approx. £197.78 P/A

### 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<sup>1)</sup>

679.96 ft<sup>2</sup>  
63.17 m<sup>2</sup>

(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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