



168 Wantz Road, Maldon , Essex CM9 5DG
Price £265,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

TWO BEDROOM CHARACTER COTTAGE WITHIN WALKING DISTANCE OF THE HISTORIC HIGH STREET & HYTHE QUAY!! A TWO BEDROOM CHARACTER COTTAGE with GARAGE situated WITHIN EAST REACH OF THE HIGH STREET AND AMENITIES! This property incorporates LOUNGE/DINER with MULTI FUEL BURNER which accesses the KITCHEN with BATHROOM and separate WC to the rear. There is a low maintenance garden to the Rear and a GARAGE. SEE AGENTS NOTE on Garage description. Energy Efficiency Rating: D. Council Tax Band B.

Bedroom 1 11'3 x 9'9 (3.43m x 2.97m)
Sash Double glazed window to front, feature fireplace, radiator, access to loft.

Bedroom 2 8'4 x 7' (2.54m x 2.13m)
Double glazed window to rear, cupboard housing wall mounted boiler.

Landing
Stairs down to:

Lounge/Diner 17'2 x 11'1 (5.23m x 3.38m)
Double glazed sash window to front, leaded light double glazed door to front, feature brick fireplace with inset multi-fuel burner and shelving units, double glazed window to rear.

Kitchen 13'11 x 7'1 (4.24m x 2.16m)
Window to side, stable door to side, radiator, sink unit with mixer tap set into worksurfaces, space for washing machine, space for fridge/freezer, built in oven, four ring hob, range of fitted base and wall mounted units, tiled splash backs.

Cloakroom
Obscure double glazed window to rear, low level WC, radiator.

Bathroom
Obscure double glazed window to rear, wash hand basin with mixer tap set into worksurfaces, panelled bath with mixer tap and shower attachment, tiled to walls.

Rear Garden
Paved path from kitchen door extending to paved garden area, gate to rear allowing access via pathway to Garage.

Garage
Garage with up and over door to front. PLEASE NOTE!! YOU ARE UNABLE TO PARK IN FRONT OF THE GARAGE.

Frontage
Planting areas and area of lawn pathway leading to Entrance door, picket fence with gate to front.

Agents Note re photos
Please note the internal photographs are library photo's.

Agents Note & Money Laundering
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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

