



145 Wantz Road, Maldon , Essex CM9 5DD
£300,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to this charming character semi-detached house conveniently situated CLOSE to MALDON HIGH STREET and PROMENADE PARK!. This property boasts two bedrooms, a lounge/diner, perfect for entertaining guests or simply relaxing with your loved ones, good size kitchen and a shower room. Externally the property benefits from a large garden (approx. 100ft) and off road parking for one car.

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

Entrance Porch

Main entrance door, double glazed side window. Door to;

Lounge/Diner 20'6 x 11'4 (6.25m x 3.45m)

Double glazed bay window to the front, radiator, log burning stove with surround, exposed beams, stairs to first floor.

Kitchen 14' x 11'2 (4.27m x 3.40m)

Range of wall and base units, work top surfaces, 1 & 1/2 bowl stainless steel sink with drainer. Space for range style cooker, space for tall standing fridge/freezer. Double glazed window, double glazed patio doors leading out to the garden. Utility cupboard (with space and plumbing for a washing machine).

First Floor

Bedroom One 10'7 x 10'1 (3.23m x 3.07m)

Double glazed window, feature fire place, radiator.

Bedroom Two 6'4 x 8'8 (1.93m x 2.64m)

Double glazed window, radiator, loft access.

Shower Room

Walk in shower with mains powered shower unit, low level wc, wash basin with vanity storage, double glazed window, heated ladder style radiator. Built in cupboard (which is housing the boiler).

Outside

Garden

Large rear garden (approx. 100ft) which commences with a

sheltered patio area, laid to lawn. Raised decking with pergola, BBQ area, garden shed.

Frontage

Off road parking for one car.

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.

