



Manse Chase, Maldon, CM9 5EA
Guide price £425,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

BEING SOLD VIA "INVITATION TO TENDER" OPEN HOUSE VIEWING EVENT SATURDAY 8TH MARCH 12 NOON - 1PM. TENDERS TO BE RECEIVED NO LATER THAN WEDNESDAY 12TH MARCH 2025. Believed to date back to the 1930's this is the first time this home has been available to buy for approx 50 years! This delightful three-bedroom detached house requires some modernisation and presents an excellent opportunity for those seeking an individual home. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. PLEASE SEE NOTE RE PARKING FOR THE OPEN HOUSES!!

One of the standout features of this home is the secluded and un-overlooked rear garden, which provides a private outdoor space perfect for enjoying sunny afternoons or hosting gatherings with family and friends. There is also parking on the driveway which leads to the large garage, ensuring convenience for residents and visitors alike. The property is ideally situated close to Maldon's historic high street and Maldon's Hythe Quay, where you can explore a variety of shops, cafes, and local attractions, all within easy reach. This house is being sold by invitation to tender, making it an exciting opportunity for prospective buyers. With its blend of comfort, privacy, and prime location, this property is sure to appeal to those looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home. Energy Efficiency Rating D. Council tax Band E.

Landing

Pvc double glazed sash window, access to loft, airing cupboard. Stairs down to.

Main Bedroom

11'1 x 11'0 (3.38m x 3.35m)

Dual aspect with Pvc double glazed sash windows, radiator. Two built in wardrobes.

Bedroom 2

11'11 x 10'0 (3.63m x 3.05m)

Dual aspect pvc double glazed windows, radiator. Built in wardrobe.

Bedroom 3

10'10 x 6'11 (3.30m x 2.11m)

Pvc double glazed window, radiator.

Cloakroom

Window, two piece white suite comprising of wc and wash hand basin with mixer tap and storage under.

Entrance Hall

Part glazed entrance door, radiator. Under stairs cupboard and further storage cupboard. Doors to.

Shower room

Window, radiator. Three piece white suite comprising of wc, wash hand basin and shower cubicle with Triton shower system.

Lounge

20'11 x 11'0 (6.38m x 3.35m)

Dual aspect with bay window and patio doors to the rear garden, radiator.

Dining Room

11'11 x 10'11 (3.63m x 3.33m)

Double glazed window, radiator.

Kitchen

10'1 x 7'11 (3.07m x 2.41m)

Window and door to exterior. Base and wall cabinets with sink and drainer unit and mixer tap. Wall mounted Vaillant boiler. Four ring gas hob. Space for some appliances.

West Facing Rear Garden

65'7" x 48'10" (20 x 14.9)

This secluded garden is un-overlooked and offers mature and well established bushes. Lawned garden with access to side leading to frontage and garage.

Frontage

Parking on driveway which leads to the large garage.

Garage

Up and door, power and lighting.

Parking Advice

WE WOULD RECOMMEND PARKING IN CROSS ROAD, MALDON WITH A SHORT WALK TO BOX LODGE, MANSE CHASE.

Area Description

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. Maldon is also famous for its delectable product, Maldon Sea Salt, which is harvested in the area and is renowned worldwide. It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. Lastly, the impressive

architectural features in Maldon, including the All Saints' Church with a unique triangular tower and links to George Washington (the 1st US President) and the Plume Library.

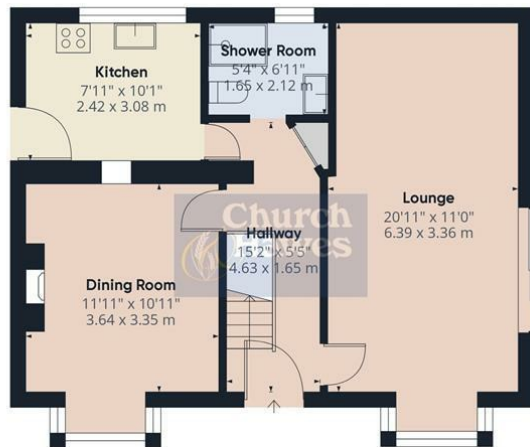
Neighbouring Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793.

Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

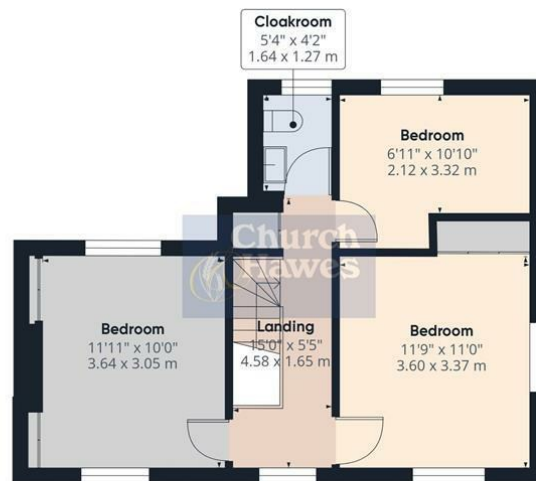
Agents Note & Money Laundering

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



Floor 0 Building 1



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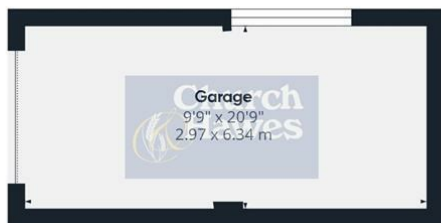
Approximate total area⁽¹⁾
1234.85 ft²
114.72 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0 Building 2

