



Wantz Road, Maldon , CM9 5DB
Price £295,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A CHARMING TWO BEDROOM CHARACTER COTTAGE IDEALLY SITUATED WITHIN CLOSE PROXIMITY TO MALDON'S HISTORIC HIGH STREET, HYTHE QUAY & PROMENADE PARK. Internally accommodation comprises first floor shower room, whilst to the ground floor the property boasts TWO WELL PROPORTIONED RECEPTION ROOMS plus kitchen along with rear garden. Internal viewing comes highly advised. Energy Efficiency Rating D. Council tax Band C.



Bedroom 1 13'8 x 11'7 (4.17m x 3.53m)

Double glazed window to front, radiator, fireplace.

Bedroom 2 8'10 x 8'7 (2.69m x 2.62m)

Double glazed window to rear, radiator.

Shower Room 9'11 x 7'8 (3.02m x 2.34m)

Obscure double glazed window to rear, radiator, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, airing cupboard.

Landing

Access to loft space, stairs leading down to ground floor.

Entrance Porch

Entrance door, door to:

Living Room 13'8 x 11'8 (4.17m x 3.56m)

Double glazed window to front, radiator, feature brick fireplace.

Dining Room 13'8 x 8'9 (4.17m x 2.67m)

French doors to garden, radiator, stairs to first floor, through to:

Kitchen 9'11 x 7'7 (3.02m x 2.31m)

Two double glazed windows to rear, space for washing machine, four ring hob & extractor hood, built in oven, space for fridge/freezer, sink unit with mixer tap set into worksurfaces, wall mounted boiler, coved to ceiling, base & wall mounted units.

Rear Garden

Right of way from neighbouring properties, patio area, timber storage shed, laid to lawn.

Agents Note, Money Laundering & Referrals

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

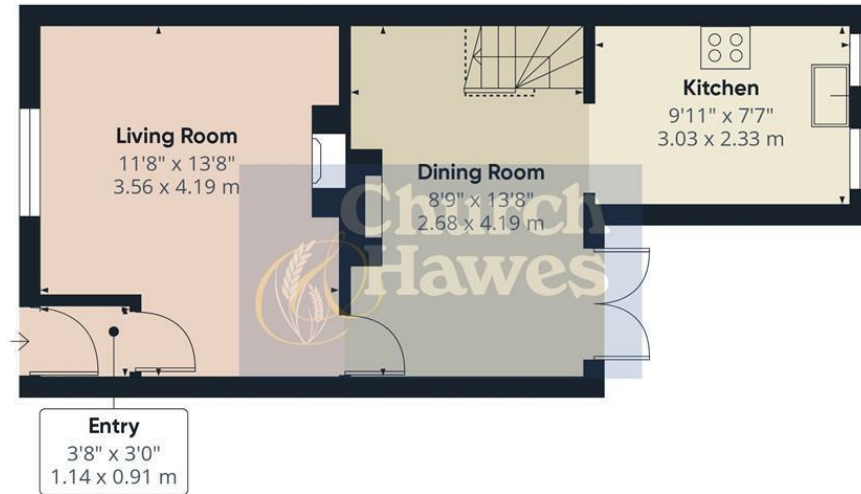
through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

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

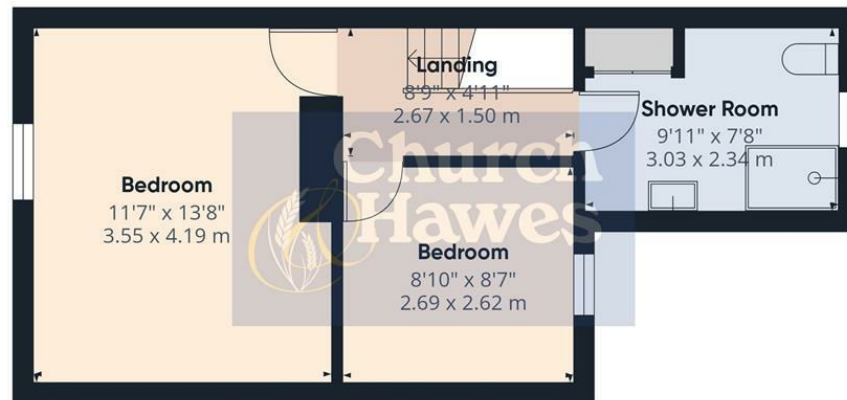
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







Floor 0



Floor 1

Approximate total area⁽¹⁾

686 ft²
63.9 m²

Reduced headroom

6 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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