

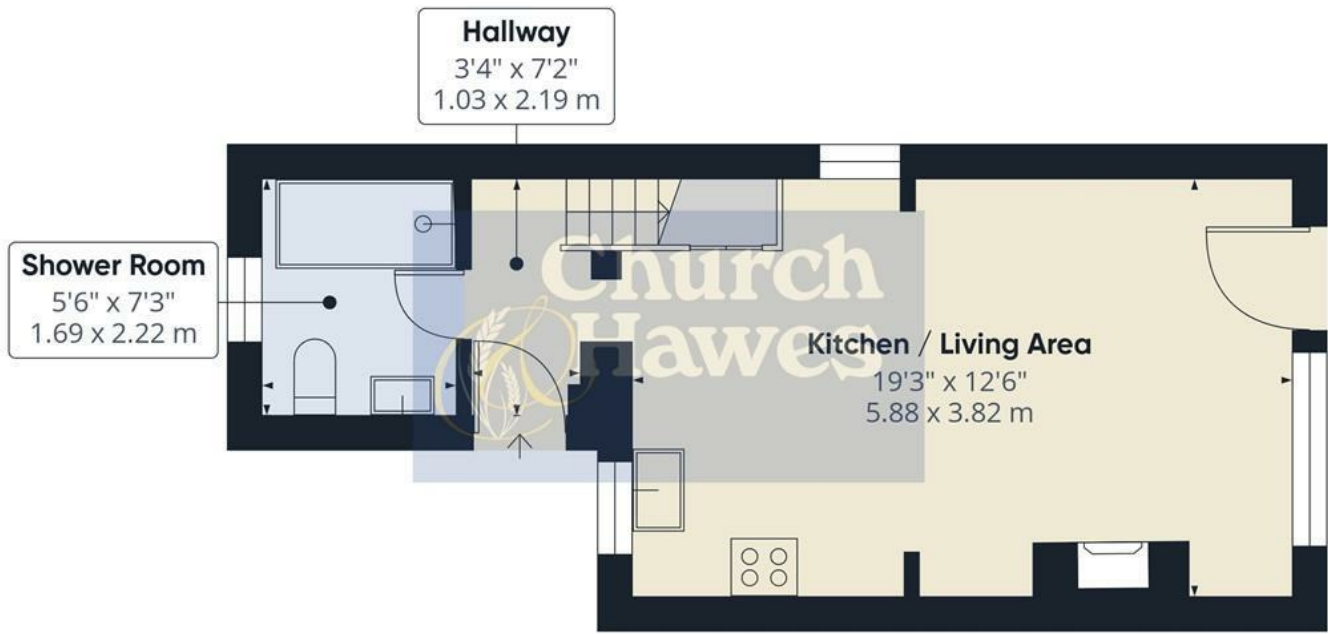


4 Promenade Cottages St. Marys Lane, Maldon , CM9 5JY
Guide price £400,000

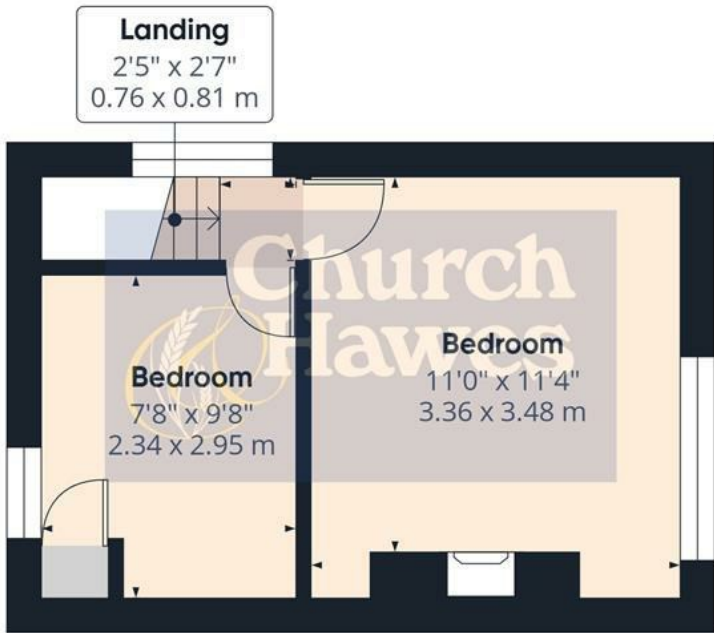
Rarely available are these gems! this delightful end-terraced cottage offers a perfect blend of character and modern living. This charming property offers open plan living! with living area and kitchen, a well appointed ground floor shower room and two bedrooms!

One of the standout features of this property is its stunning views over the river, providing a serene backdrop that enhances the overall appeal of the home. Imagine enjoying your morning coffee or unwinding in the evening while taking in the picturesque scenery.

Location is key, and this cottage is perfectly situated just a stone's throw away from Maldon High Street. Here, you will find a delightful array of shops, cafes, and restaurants, making it easy to enjoy the vibrant local community.



Floor 0



Floor 1

Approximate total area⁽¹⁾
523 ft²
48.6 m²

(1) Excluding balconies and terraces

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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Entrance Hall

Main entrance door, radiator, stairs leading to the first floor.

Shower Room

Large walk in shower with mains powered shower unit, low level wc, wash basin, sash window, vertical radiator, extractor.

Kitchen/Living Area 19'3 x 12'6 (5.87m x 3.81m)

Kitchen Area - Comprises of a range of wall and base units, work top surfaces, work top mounted sink with drainer. Integrated gas hob and electric oven beneath, built in dishwasher and fridge. Sash window, radiator and understairs storage cupboard.

Living Area - Bay window overlooking the garden and river, radiator, open fire place with surround, door leading out to the garden.

First Floor

Landing window with views over the Church.

Bedroom One 11'4 x 11' (3.45m x 3.35m)

Bay window with rivers and overlooking the garden, feature fireplace, radiator.

Bedroom Two 9'8 x 7'8 (2.95m x 2.34m)

Radiator and window. Built in cupboard which houses the gas boiler and washing machine.

Outside

Garden

East facing garden with fantastic river views. The garden commences with a paved seating area, gated access to the side. Lawn area leading down to raised decking and timber shed.

Please note the is a right of way (wheelbarrow rights) access from the neighbouring properties

Property Information

Tenure: Freehold
Council Tax Band: B
EPC Rating: D

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 which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure compliance and satisfy customer due diligence.

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.

