



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

### The Street

Salcott, Maldon, CM9 8HL

**Guide Price £330,000 - £350,000**

EPC Rating 'D'

- Character Three Bedroom Cottage
- Established Enclosed Garden
- Sought After Village Location
- Chain Free







## Property Description

David Martin Estate Agents are delighted to present this three-bedroom, semi-detached Grade II listed home in the sought-after village of Salcott. Nestled in a picturesque setting, the property offers easy access to estuary walks while being conveniently located near Tiptree and Maldon, both offering a range of shops, schools, and amenities. This character-filled home provides versatile family living, featuring an entrance hall, lounge, dining room, kitchen/breakfast room, rear lobby, and cloakroom on the ground floor. Upstairs, you'll find three bedrooms and a family bathroom. Externally, the property benefits from off-road parking and a private enclosed rear garden. Offered chain-free, this is a fantastic opportunity to own a home full of history and character. Viewing is highly recommended to appreciate the setting and features this property has to offer.





#### ENTRANCE HALL

Entrance to the property is made via a solid entrance door to front aspect into entrance hall, stairs to first floor landing, exposed timber, door to:

#### LOUNGE

19' 3" x 13' (5.87m x 3.96m) A spacious living room being well lit by windows to front and rear aspect, the room features a red brick open fireplace, exposed timbers.

#### DINING ROOM

13' x 9' 2" (3.96m x 2.79m) Windows to front and side aspect, double radiator, door to:



#### KITCHEN/BREAKFAST ROOM

12' 5" x 10' 10" (3.78m x 3.3m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, pantry cupboard, gas hob and electric oven, splash tiling, window to rear aspect, door to:

#### LOBBY

Part glazed doors to front and rear aspect, oil fired boiler, access to loft space, door to:

#### CLOAKROOM

Window to front aspect, low flush wc, wall mounted wash hand basin.



#### LANDING

Exposed original timbers, airing cupboard, access to loft space, window to rear aspect, door to:

#### BEDROOM ONE

13' 3" x 10' 6" (4.04m x 3.2m) Window to front aspect, radiator, exposed original timbers.

#### BEDROOM TWO

13' x 10' 2" (3.96m x 3.1m) Window to rear aspect, exposed timbers, radiator.



#### BEDROOM THREE

13' 5" x 9' 3" (4.09m x 2.82m) Window to front aspect, radiator, storage cupboard.

#### FAMILY BATHROOM

Suite comprising of low flush WC, pedestal wash hand basin, panel bath, splash tiling, radiator, window to rear aspect.





## OUTSIDE

To the side of the property there is a driveway providing parking.

## REAR GARDEN

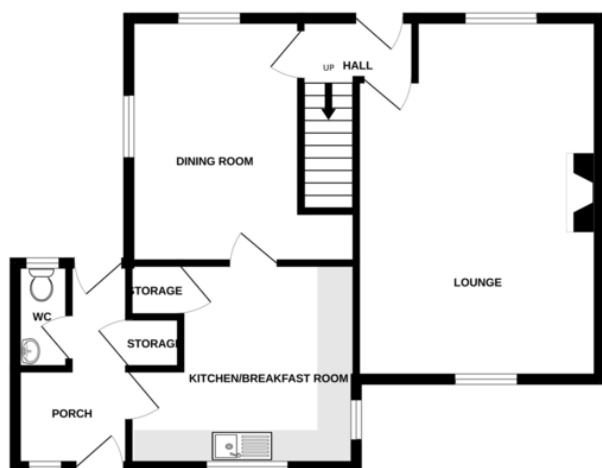
Being enclosed by panel fencing the garden is laid to lawn with flower beds and shrubs, patio to the rear of the property, Oil storage tank.







GROUND FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements