

Wantz Road, Maldon, CM9 5DB
Offers in excess of £290,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
4/6 High Street, Maldon, Essex, CM9 5PJ
Tel: 01621 855195
maldon@churchandhawes.com

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

Nestled on Wantz Road in the charming town of Maldon, this delightful TWO BEDROOM TERRACED CHARACTER COTTAGE offers a wonderful blend of charm and convenience. With its ideal location, residents will enjoy easy access to the bustling High Street & Hythe Quay, where a variety of shops, cafes, and amenities await.

The property features two well-proportioned bedrooms whilst the inviting living room serves as the heart of the home along with a separate dining room ideal for entertaining guests or enjoying quiet evenings in. The character of the cottage is evident throughout, with charming details that add to its appeal.

Additionally, the property boasts a useful outbuilding, which can serve as a summerhouse or a versatile space for hobbies or those needing to work from home. This extra feature enhances the functionality of the home, making it suitable for a range of lifestyles & uses.
Whether you are a first-time buyer or looking to downsize, this charming cottage on Wantz Road presents a wonderful opportunity to embrace the quaint lifestyle of Maldon. With its combination of character, practicality, and prime location, this property is not to be missed.
EPC Rating D. Council Tax Band B

Bedroom 1
11'9 x 9'10 (3.58m x 3.00m)
Double glazed window to front, radiator, walk in wardrobe/dressing area.

Bedroom 2
9' x 8'10 (2.74m x 2.69m)
Double glazed window to rear, radiator, coved to ceiling.

Bathroom
Obscure double glazed window to rear, radiator, inset lighting to ceiling, panelled bath 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
13'9 x 11'10 (4.19m x 3.61m)
Double glazed window to front, radiator, feature fireplace, through to:

Dining Room
13'10 x 8'10 (4.22m x 2.69m)
Door to rear to garden, radiator, wall mounted boiler, stairs rising to first floor, through to:

Kitchen
10' x 7'9 (3.05m x 2.36m)
Two double glazed window to rear, space for fridge/freezer, space for range style oven, space for washing machine, butler style sink unit set into worksurfaces, tiled splash backs, range of fitted base and wall mounted units.

Rear Garden
Gate providing right of way from neighbouring properties, outside tap, useful outhouse/summerhouse providing a variety of potential uses including home office or gym.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

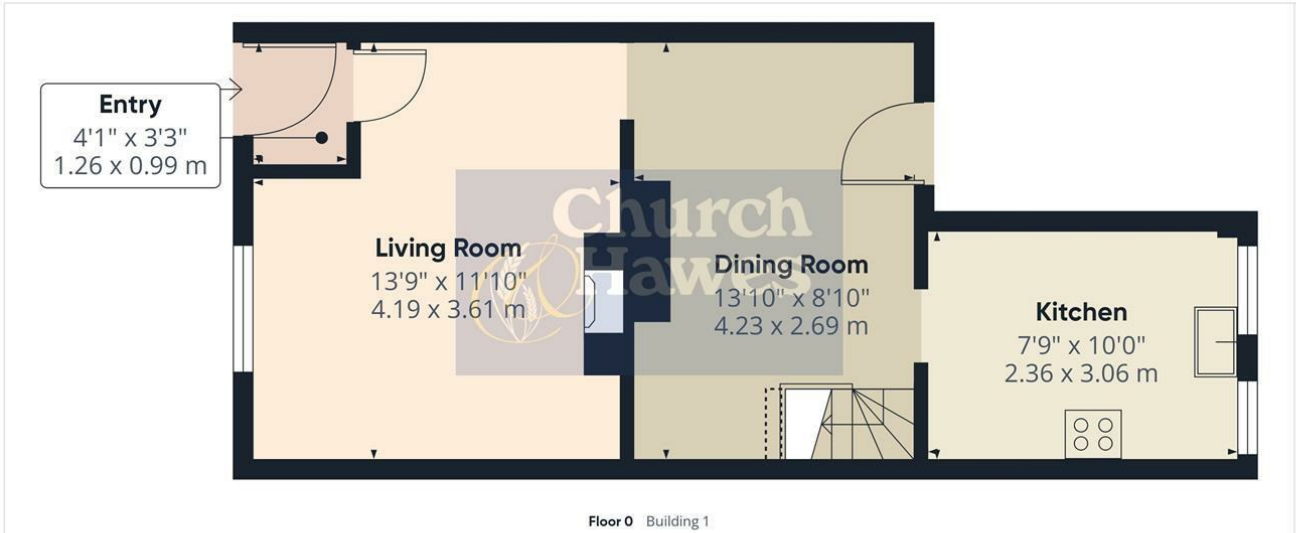
In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

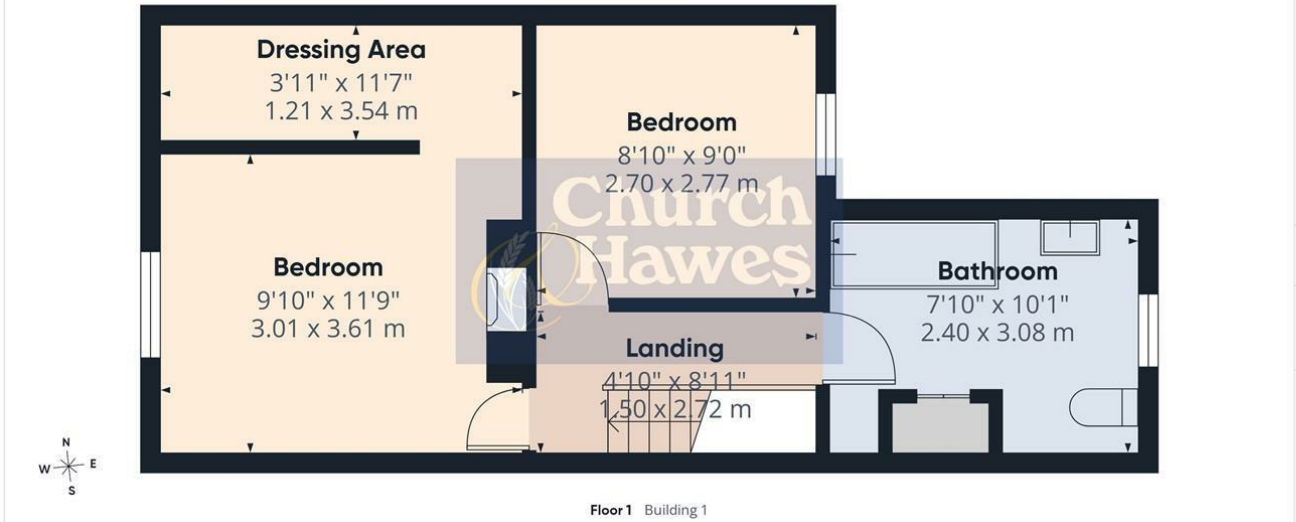
These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 Building 1



Floor 1 Building 1

Approximate total area(1)

700 ft²

65.1 m²

Reduced headroom

1 ft²

0.1 m²

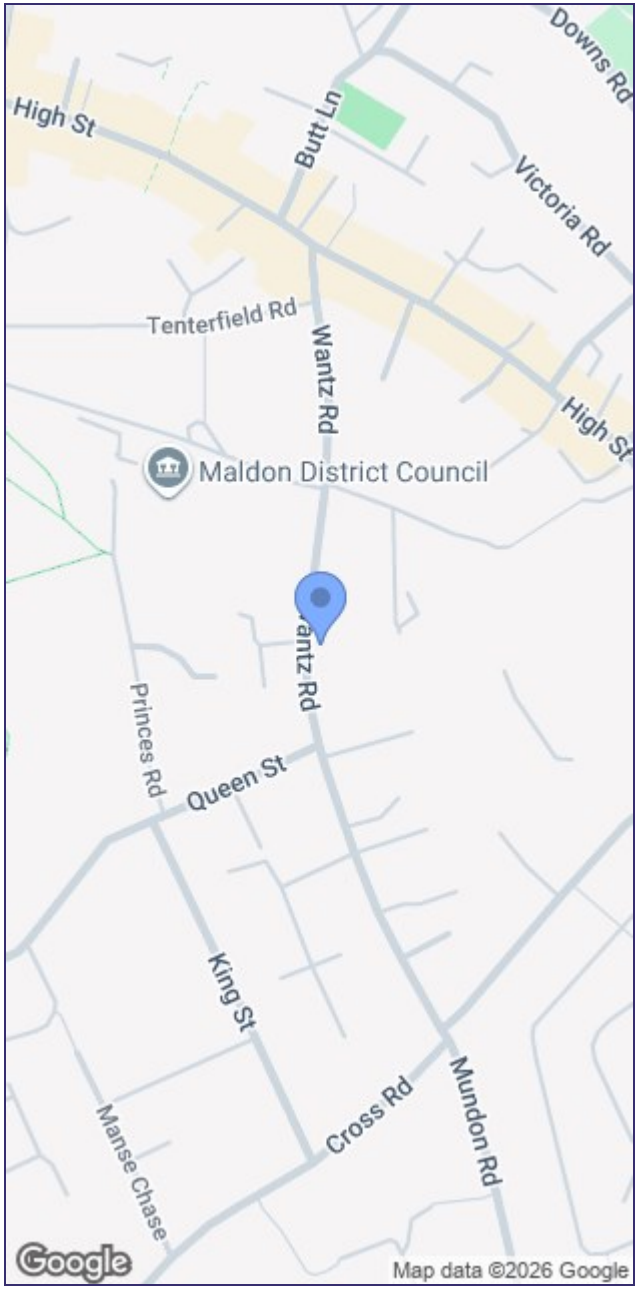
(1) Excluding balconies and terraces

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.

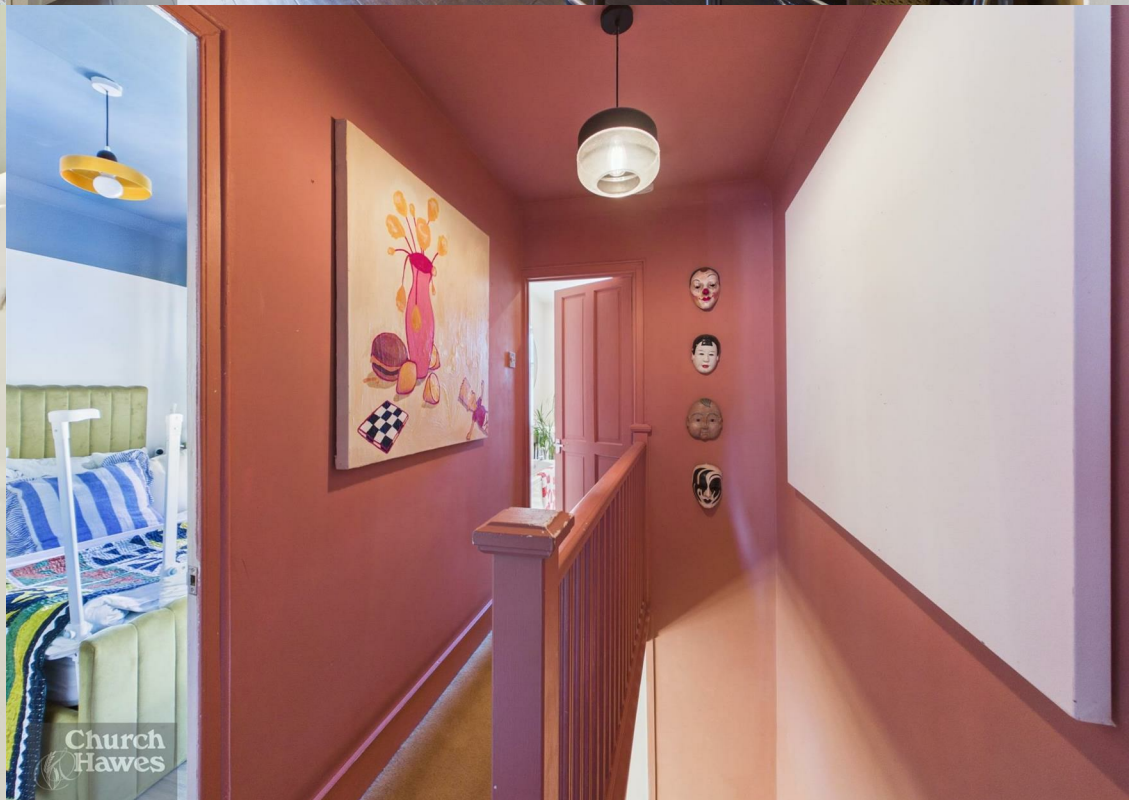
GIRAFFE360




Church
Hawes


Church
Hawes


Church
Hawes


Church
Hawes