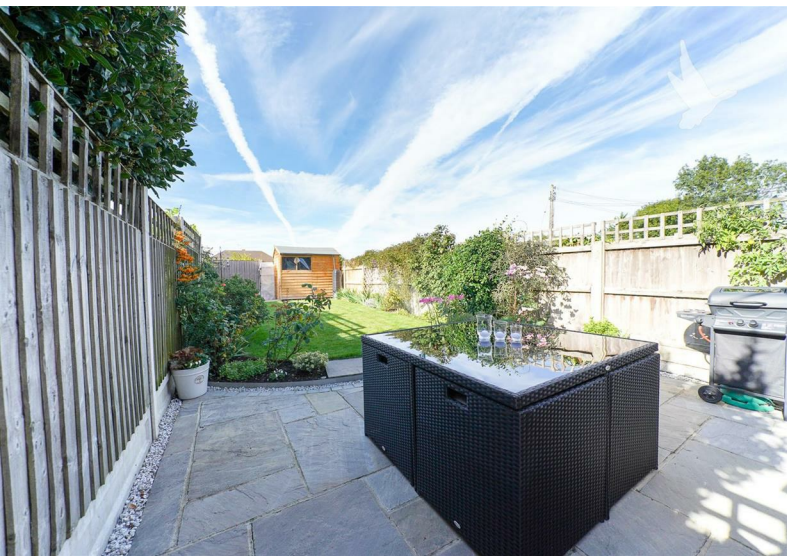




King Street, Maldon, CM9 5DY
Offers in excess of £350,000



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Some More Information

Set behind the black picket fence the property is accessed via the gloss black door with gold furniture which leads into the first of the two reception rooms.

The sitting room with its sash window to the front elevation, central to the room the fireplace is fitted with a wood-burning stove sat upon a slate hearth and surrounded by a traditional white painted fire surround flanked on either side by low-level cupboards with shelving above, whilst completing the room is the period picture rail and opening leading through to the inner hallway. The inner hallway has stairs rising to the first floor, and further door opening leading into the dining room where there is a further brick-built fire surround with brick tiled hearth and cupboard under stairs. A half glaze door leads through into the kitchen which benefits from electric underfloor heating beneath the tumbled travertine floor tiles that continues through into the rear lobby and bathroom beyond. The kitchen is fitted with a range of eye and base level cupboards beneath black granite work surfaces, appliances include an induction hob with oven beneath and extractor over. To the opposite side, the kitchen has been extended with UPVC windows to side and rear creating additional work surface where the under-mount sink with chrome tap is located, along with integrated dishwasher and washing machine. Beyond a further doorway leads to the rear lobby where the pedestrian door leads out to the side terrace and into the rear garden along with a further door leading into the bathroom. The travertine & electric under floor heating continues into the bathroom, where there is a window to the side and rear fitted with a low-level WC, shower bath with shower over and pedestal wash hand basin.

To the first floor the central landing gives access to bedrooms one and two. Bedroom two is located to the front of the property with original feature fireplace, flanked to one side by a fitted wardrobe storage cupboard and having a uPVC sash window to the front elevation. Bedroom one has a window to the rear overlooking the garden, as the further door with steps down leading to the third first floor room which is currently used as a dressing room and has a window to the side elevation.

Externally

Set back from the road the property has a hard landscape area of front garden enclosed by a black painted picket fence. The pathway continues to the side of the property where gated access is gained to the rear garden. To the side of the property, the paved terrace continues beyond the kitchen to the rear door, continuing on the pathway leads round to the paved terrace, and beyond the garden is laid to lawn with flower and shrub beds to either side. To the foot of the garden there is a further area of paving where a timber constructed shed is located, the whole of the garden is enclosed by wood panel fences with concrete post and gravel boards along with additional trellis to the top.

Location

Maldon is a historic riverside town set beside the Blackwater Estuary, the High Street provides a wide selection of independent shops, cafés, restaurants and everyday services. Promenade Park offers open spaces and waterside walks together with a range of leisure and community facilities.

Sitting Room

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

Dining Room

10'11" x 10'6" (3.33m x 3.20m)

Kitchen

10'11" x 8'11" (3.33m x 2.72m)

W.C

6'3" x 3'1" (1.91m x 0.94m)

Bathroom

7'9" x 5'5" (2.36m x 1.65m)

Bedroom One

11'0" x 11'0" (3.35m x 3.35m)

Bedroom Two

11'0" x 11'0" (3.35m x 3.35m)

Bedroom Three/Dressing Room

9'1" x 6'8" (2.77m x 2.03m)

Services

Council Tax Band - C

Local Authority - Maldon District Council

Tenure - Freehold

EPC - TBC

Mains Electric

Gas Fired Heating

Mains Water

Mains Drainage

Planning Applications in the Immediate Locality - Speak with selling agents.

Construction Type - We understand the property to be of brick construction.

Accessibility Notice - The property does not have step free access.

Broadband Availability - Ultrafast Broadband Available with speeds up to 5000 mbps (details obtained from Ofcom Mobile and Broadband Checker) – September 2026.

Mobile Coverage - It is understood that the mobile phone service is available from EE, Three and O2 (details obtained from Ofcom Mobile Checker) - September 2026.

Flooding from Surface Water – Low Risk

Flooding from Rivers and Sea - Very Low Risk

Flooding from Reservoirs Unlikely In This Area

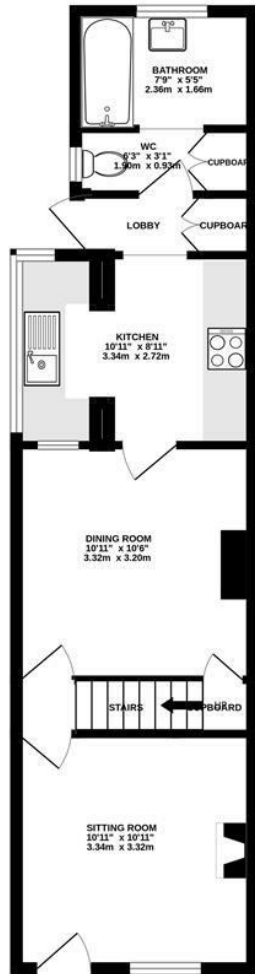
Flooding from Ground Water - Unlikely In This Area

(details obtained from gov.uk long term flood risk search) - September 2026

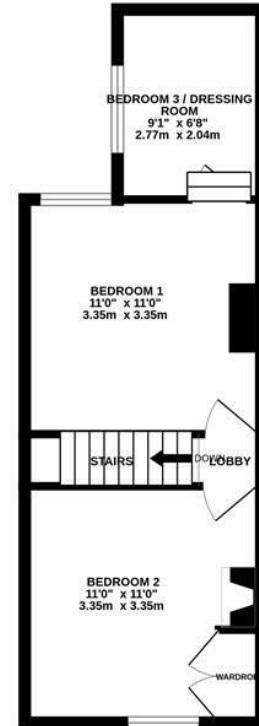


GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.

1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



B&E
BAKER ESTATES
E S S E X



TOTAL FLOOR AREA: 762 sq.ft. (70.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.