



89 Mariners Way, Maldon , CM9 6YX
£385,000

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

OFFERED WITH NO ONWARD CHAIN – A fantastic opportunity to acquire this three-bedroom semi-detached home, ideally positioned within the highly regarded Chantry Park development.

Perfect for modern family living, the property offers a well-planned layout with a welcoming entrance, ground floor cloakroom, and a particularly desirable open-plan kitchen/diner, providing an excellent space for everyday family life and entertaining.

To the first floor are three bedrooms, with the principal bedroom benefiting from its own en-suite shower room, in addition to a family bathroom.

Externally, the property continues to impress, offering off-road parking, a garage and a private rear garden. A particularly attractive feature is the garden's pleasant outlook over neighbouring allotments, creating a sense of privacy and an appealing open aspect.

With its combination of modern accommodation, excellent outdoor space, garage, parking and the significant advantage of no onward chain, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate what this attractive home has to offer.

Entrance

Main entrance door, radiator, door to living area, door to;

Ground Floor WC

Low level wc, hand basin, radiator, extractor fan.

Lounge 14'1 x 10'8 (4.29m x 3.25m)

Gas fire with surround, radiator, double glazed window.

Inner Lobby

Stairs to first floor, storage cupboard.

Dining Room 9'11 x 7' (3.02m x 2.13m)

Opens through to the kitchen area. Radiator, double glazed 'French' style doors leading to the conservatory.

Kitchen 13'4 x 6'7 (4.06m x 2.01m)

Range of wall and base units, work top surfaces with work top mounted sink and drainer. Space for domestic appliances, wall mounted gas boiler, double glazed window, double glazed side door.

Conservatory 15' x 6'6 (4.57m x 1.98m)

Enclosed brick based structure with power and lighting. Double glazed sliding patio door leading out the garden and side door allowing access into the garage.

First Floor

Loft access

Bedroom One 10'3 x 9'4 (3.12m x 2.84m)

Double glazed window, radiator. Door to;

En Suite

Shower cubicle with wall mounted mains shower unit, low level wc, wash basin, radiator, double glazed window.

Bedroom Two 11'6 x 6'9 (3.51m x 2.06m)

Double glazed window, radiator.

Bedroom Three 8'5 x 7'1 (2.57m x 2.16m)

Double glazed window, radiator.

Bathroom

Panel bath with shower attachment, wash basin, low level wc, double glazed window, radiator.

Outside

Garden

Backs onto allotments

Garage 17'4 x 9'3 (5.28m x 2.82m)

Power and lighting connected, up and over door.

Parking

Off road parking for two/three cars.

Property Information

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

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 (AML) and FINANCIAL SANCTION REGULATIONS:

Intending purchasers will be required to provide 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 the required compliance and satisfy customer due diligence.

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.

