King Street, Maldon, CM9 5DX
Guide price £300,000

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

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This charming two-bedroom house which has undergone much improvement offers an exceptional opportunity with NO ONWARD CHAIN. Perfectly positioned, it is a short stroll from the vibrant Historic High Street, offering diverse shops, cafes, and restaurants. Its prime location also places it within easy reach of Maldon's historic Hythe Quay and the popular Promenade Park, providing ample leisure opportunities.

Upon entering, you are greeted by a welcoming lounge/diner, a versatile area for relaxation and entertaining and adjacent kitchen. Upstairs, two comfortable bedrooms offer peaceful retreats. Completing the internal accommodation is a modern wet room, a practical and accessible feature. PVC double glazing contributes to energy efficiency. Externally, the property benefits from a beautifully landscaped garden, providing a delightful outdoor space for enjoyment and relaxation. Its thoughtful design requires minimal maintenance.

This delightful two-bedroom house, with its well-maintained interiors, attractive garden, and prime location, represents an excellent opportunity for those looking to purchase in Maldon. Offered with no onward chain, it is ready for its new owners to move straight in. Early viewing is highly recommended. Council Tax Band B. Energy Efficiency Rating D.

Main Bedroom 11'9 x 10'1 (3.58m x 3.07m)
Pvc double glazed window, radiator. Exposed fire grate. Spot lights to ceiling.

Bedroom 2 10'1 x 8'8 (3.07m x 2.64m)
Pvc double glazed window, radiator. Wall mounted Worcester boiler. Spot lights to ceiling.

Landing
Loft access, stairs down to.

Lounge/Diner 22'5 x 11'3 (6.83m x 3.43m)
Entrance door, pvc double glazed sash window. Feature firepalce with tiled inserts and fire grate. Two radiators and wood effect flooring, door to.

Inner Lobby
Pvc double glazed window, soace for fridge/freezer, door to wet room and through to kitchen

Wet/Shower Room
Pvc double glazed window, towel radiator. Wash hand basin with cabinet under, wc and shower system, tiled walls.

Kitchen 11'3 x 5,10 (3.43m x 1.52m,3.05m)
Pvc double glazed window and door to garden, radiator. Selection of base and wall cabinets with integrated oven and hob and extractor fan. Space for washing machine. Sink and drainer unit with mixer tap and tiled to floor.

Rear Garden
This beautiful garden offers a patio area which leads to the garden with artificial grass with shrub and flower borders. Further patio area to the end of the garden. Outside tap and shed. Access to side with Barrow rights access to next door.

Frontage
Victorian style tiled pathway to entrance door.

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:

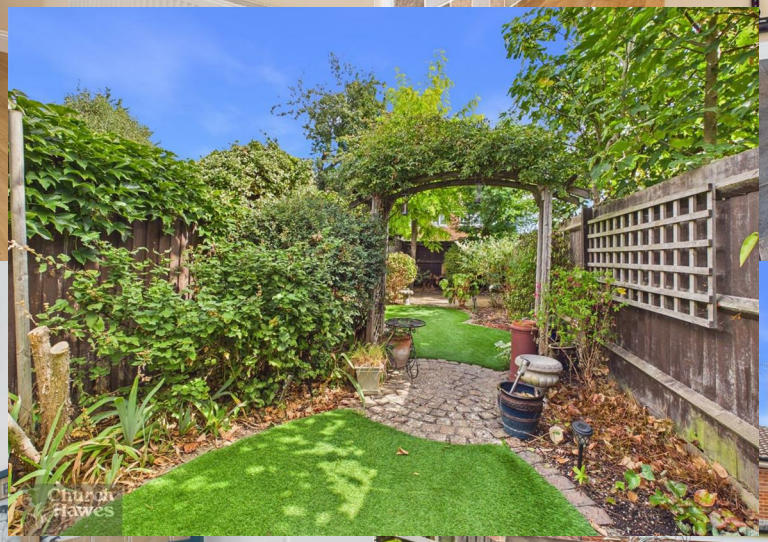
In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks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



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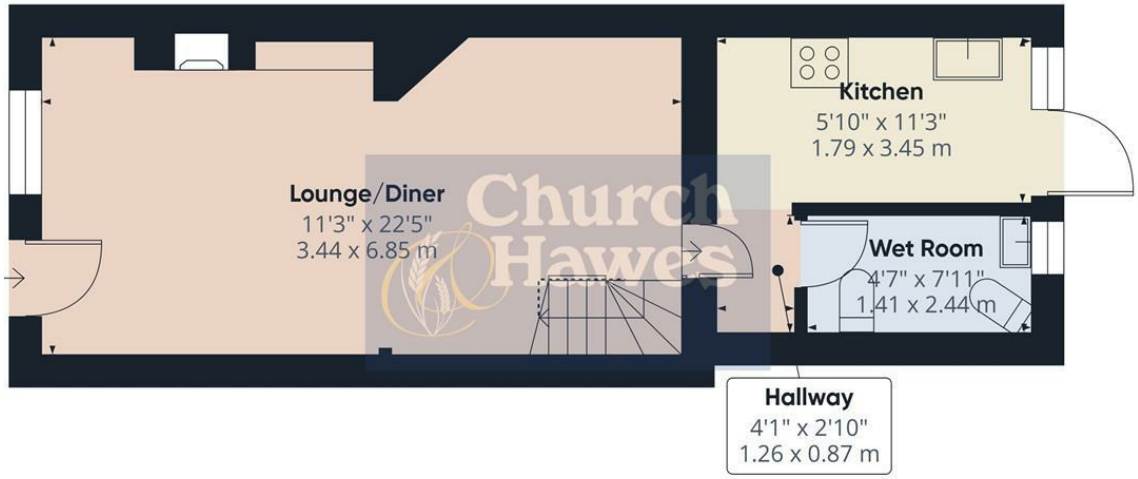
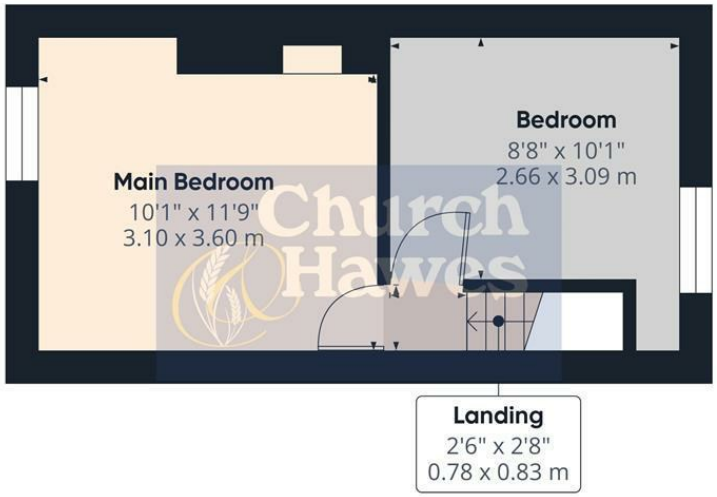


Floor 0



Floor 1

Approximate total area(1)

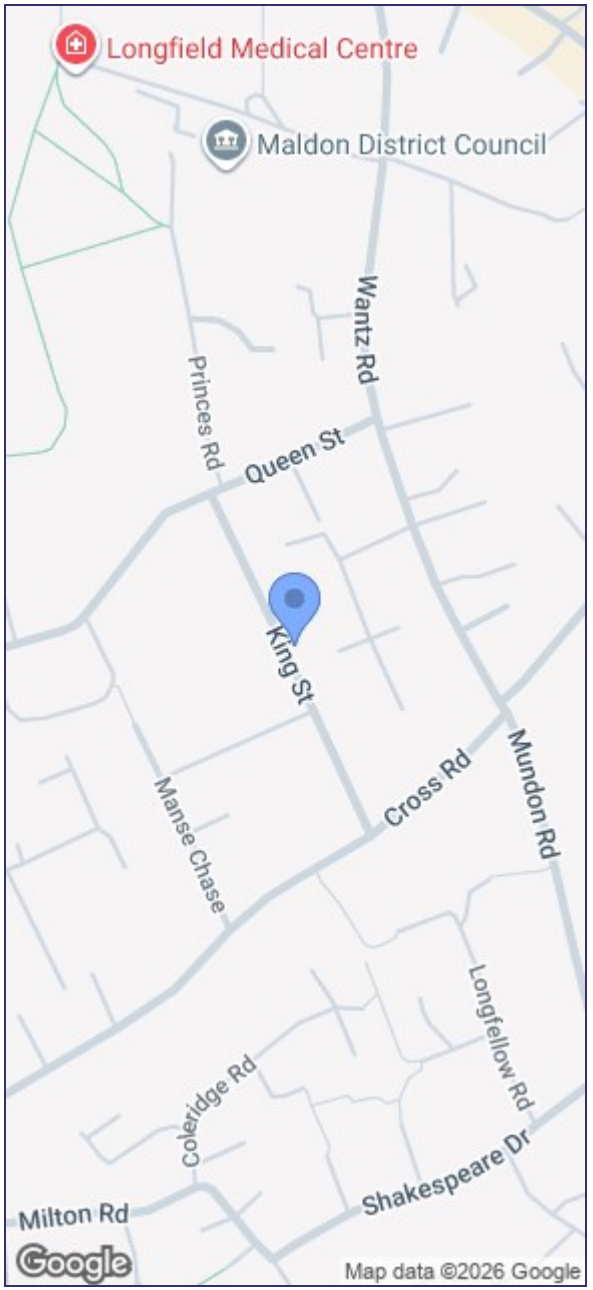
588 ft²
54.6 m²

Reduced headroom

7 ft²
0.6 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.

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