



Mount Pleasant, Maldon , CM9 6EQ
Offers in excess of £297,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled in the charming area of Mount Pleasant, Maldon, this delightful TWO BEDROOM CHARACTER COTTAGE offers a wonderful blend of traditional charm and convenience with its central location enjoying easy access to the vibrant local amenities that Maldon's historic High Street has to offer, including bars shops & cafes. The property features a welcoming reception room, ideal for relaxing or entertaining guests. The two well-proportioned bedrooms provide comfortable living spaces along with a first floor bathroom. One of the standout features of this cottage is the attractive rear garden, which offers a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.

This character cottage in central Maldon combines charm, and a prime location. It presents an excellent opportunity for those looking to embrace the quaint lifestyle that this historic town has to offer. Whether you are a first-time buyer or looking to downsize this property is sure to impress.

Awaiting EPC. Council Tax Band B.



Bedroom 1 11'10 x 10'10 (3.61m x 3.30m)

Sash window to front, radiator.

Bedroom 2 9'6 x 9' (2.90m x 2.74m)

Sash window to rear, radiator, through to:

Inner Landing

Double glazed window to side, cupboard housing boiler.

Bathroom

Obscure glazed sash window to rear, towel radiator, low level w.c, wash hand basin, panelled bath, tiled splash backs.

Landing

Access to loft space, stairs leading down to ground floor.

Lounge/Dining Room 20'4 x 12' (6.20m x 3.66m)

Sash window to front, window to rear, two radiators, fireplace, through to:

Kitchen 10'4 x 5'11 (3.15m x 1.80m)

Window to side, radiator, sink unit with mixer tap set into worksurfaces, space for washing machine, built in oven, four ring hob, fitted base and wall mounted units.

Rear Hallway

Door to rear to garden, built in pantry/storage cupboard.

Rear Garden

Gate provides right of way from neighbouring property, gate providing shared access pathway to front, flower and shrub beds, timber storage shed, fenced to boundaries, outside tap.

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:

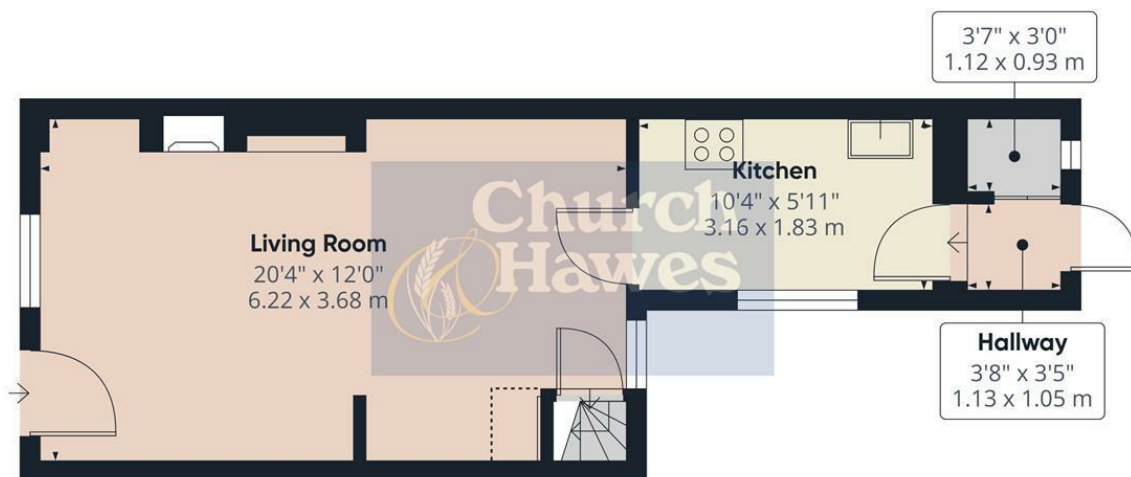
Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance 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.







Floor 0



Floor 1



Approximate total area⁽¹⁾

606 ft²
56.2 m²

Reduced headroom

4 ft²
0.4 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

