



**Spital Road, Maldon CM9 6DY**

**Welcome to**

**Spital Road, Maldon**

A PIECE OF MALDON'S HISTORY, this late 18th CENTURY COTTAGE has been LOVINGLY RENOVATED by the current owner and boasts SOUTH FACING GARDEN, two reception rooms and STYLISH KITCHEN AND BATHROOM



**Rear Garden**

South facing, enclosed by panel fence and laid to artificial grass with patio and stone chip seating area and mature shrubs, wooden summer house to remain.

**Entrance**

Solid wood restricted height entrance door to:-

**Entrance Hall**

Open to:-

**Lounge**

11' 1" Max x 10' 5" ( 3.38m Max x 3.17m )

Windows to front and side, brick centrepiece fireplace housing wood burner, electric radiator, stairs rising to first floor, open to:-

**Dining Room**

10' 4" x 9' Plus Recess ( 3.15m x 2.74m Plus Recess )

Windows to front and side, electric radiator, open to:-

**Kitchen**

10' 10" x 9' 11" Max ( 3.30m x 3.02m Max )

Window to rear overlooking the garden, fitted kitchen comprising of Belfast sink set in composite work surfaces with base level units, built in oven with gas hob, integrated dishwasher, space for further appliances, feature exposed brick wall, door to side used as principal entrance door leading to side passage and garden, door to:-

**Utility**

Space for appliances, wall mounted gas boiler, door to:-

**Bathroom**

Window to rear, suite comprising of panel bath with shower over, low level WC and wall mounted basin, part tiled walls.

**First Floor****Landing**

Doors to:-

**Bedroom One**

10' 7" x 10' ( 3.23m x 3.05m )

Window to front, fitted wardrobes.

**Bedroom Two**

9' Plus Recess x 8' 11" ( 2.74m Plus Recess x 2.72m )

Window to front, loft access.

**Outside****Front**

Small shingle area, gated access to both sides of the property leading to:-



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## Welcome to

### Spital Road, Maldon

- Grade II Listed 18th Century Cottage
- Two Double Bedrooms
- Two Reception Rooms
- South Facing Garden
- Close To Maldon High Street

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: C

**£280,000**



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