



Mount Pleasant, Maldon
CM9 6EQ

CURTIS O'BOYLE

Sales & Lettings



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£295,000

Two Bedroom Terraced House – No Onward Chain – Prime Maldon Location

Situated just a short walk from Maldon High Street, this well-presented two bedroom terraced home is offered with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors.

The ground floor features a bright and spacious lounge/diner with open-plan stairs leading to the first floor, creating a light and airy feel. The fitted kitchen opens into a breakfast area, with French doors providing direct access to the rear garden - perfect for entertaining or enjoying outdoor dining.

Upstairs, the property offers two bedrooms, a shower room, and a generously sized landing.

Externally, the home benefits from a well-maintained rear garden, providing a pleasant and private outdoor space.

Early viewing is highly recommended.

LOUNGE/DINER 20' 4" x 11' 9" (6.2m x 3.58m)

Entrance door, double glazed sash window to front aspect, double glazed window to rear aspect, two radiators, textured ceiling, wood effect laminated flooring, stairs to first floor, glazed door to kitchen.

KITCHEN 10' 4" x 7' 9" (3.15m x 2.36m) Double glazed window to side aspect, coved to smooth ceiling, one and a quarter bowl ceramic sink unit with mixer tap inset into worktops, fitted base and wall units, space for washing machine and dishwasher, range style gas cooker with stainless steel hood above, tiled splashbacks, tiled floor, opening to:

BREAKFAST AREA 7' 3" x 5' 6" (2.21m x 1.68m) Double glazed French doors to rear garden, radiator, coved to smooth ceiling tiled floor.

FIRST FLOOR LANDING 9' x 6' (2.74m x 1.83m) Double glazed window to rear aspect, textured and coved ceiling, loft access.

BEDROOM ONE 10' 11" x 8' 7" (3.33m x 2.62m) + wardrobe space. Double glazed sash window to front aspect, radiator, textured ceiling, fitted wardrobes with mirrored sliding doors, over stairs cupboard.

SHOWER ROOM 5' 10" x 5' 7" (1.78m x 1.7m) Textured and coved ceiling with inset downlighters, extractor fan, fitted corner tiled shower cubicle, close coupled WC, pedestal wash hand basin, tiled floor, heated towel rail.

BEDROOM TWO 10' 5" x 6' 5" (3.18m x 1.96m) Double glazed window to rear aspect, radiator, textured ceiling, cupboard housing gas boiler.

REAR GARDEN 65' (19.8m) approx. Paved patio area, small area laid to lawn, decking to rear with plastic shed, flower and shrub beds. panelled fencing, gated right of way side access.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.

1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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