



**CURTIS O'BOYLE**

Sales & Lettings

**Ware View Terrace, Maldon**  
CM9 6GD





# Ware View Terrace, Maldon

CM9 6GD

£325,000

This attractive two-bedroom terraced house is conveniently situated just off Maldon High Street, offering easy access to local shops, cafés, and amenities. The property is presented to a high standard throughout and benefits from a stylish refitted kitchen/diner, ideal for modern living and entertaining.

The ground floor comprises a welcoming front-facing lounge, a contemporary kitchen/diner, and a convenient ground floor WC. Upstairs, the property features two well-proportioned bedrooms and a refitted bathroom complete with a characterful roll-top bath and separate shower cubide.

Externally, there is a pleasant rear garden with rear access leading directly to an allocated parking space. This well-presented home combines charm, comfort, and a highly convenient location, making it an ideal purchase for first-time buyers, downsizers, or investors.

**LOUNGE** 15' 5" x 13' 9" (4.7m x 4.19m) max. Obscure double glazed entrance door, double glazed window to front aspect, coved to smooth ceiling, radiator, understairs cupboard, stairs to first floor.

**WC** Coved to smooth ceiling, extractor fan, radiator, dose coupled WC, pedestal wash hand basin, tiled splashbacks.

**KITCHEN/DINER** 15' 5" x 8' 5" (4.7m x 2.57m) Double glazed door to rear garden, two double glazed windows to rear aspects, coved to smooth ceiling, radiator, fitted base and wall units, sink unit with mixer tap inset into worktops, built in electric oven and four ring hob with hood above, integrated fridge, space for washing machine, wall mounted gas boiler concealed in cupboard.

**FIRST FLOOR LANDING** Coved to smooth ceiling, airing cupboard.

**BEDROOM ONE** 15' 5" x 10' 2" (4.7m x 3.1m) Double glazed window to front aspect, coved to smooth ceiling, radiator.

**BEDROOM TWO** 9' 4" x 8' 7" (2.84m x 2.62m) Double glazed window to rear, coved to smooth ceiling, loft access, radiator.

**BATHROOM** 8' 7" x 5' 9" (2.62m x 1.75m) Obscure double glazed window to rear aspect, coved to smooth ceiling with inset downlighters, heated towel rail, roll top bath with claw feet and mixer tap with shower attachment, tiled corner shower cubide, vanity wash hand basin, dose coupled WC.

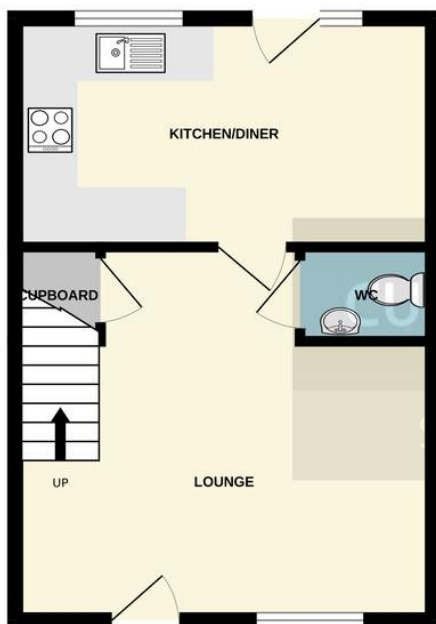
**REAR GARDEN** Paved patio area, plant beds, small cherry tree and grape vine, fencing to boundary, gated rear access to allocated parking space.



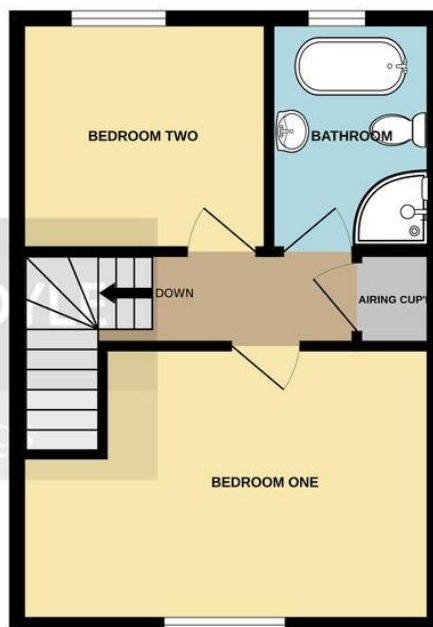


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	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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