



**Conduit Lane, Woodham Mortimer Maldon CM9 6TA**



**welcome to**

**Conduit Lane, Woodham Mortimer Maldon**

Situated in the DESIRABLE VILLAGE OF WOODHAM MORTIMER, occupying an enviable CORNER PLOT POSITION with wrap around gardens and DRIVEWAY PARKING is this PERIOD COTTAGE offered with the benefit of NO ONWARD CHAIN.



### **Entrance Porch**

Covered porch area, part glazed door to:-

### **Entrance Hall**

Double glazed UPVC window to side, stairs rising to first floor, radiator, doors to:-

### **Lounge**

16' 8" x 11' Max ( 5.08m x 3.35m Max )  
Double glazed UPVC windows to front and side, centrepiece brick fireplace, radiator.

### **Dining Room**

12' 2" x 11' ( 3.71m x 3.35m )  
Double glazed UPVC window to front, window to rear, radiator, door to:-

### **Kitchen**

13' 4" x 10' 5" ( 4.06m x 3.17m )  
Double glazed UPVC windows too front and rear, fitted kitchen comprising of sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven with hob and extractor over, space for further appliances, built in cupboards, radiator, door to:-

### **Rear Hallway**

Door to side opening to garden.

## **First Floor**

### **Landing**

Windows to rear, airing cupboard, doors to:-

### **Bedroom One**

13' 8" x 11' 2" Max ( 4.17m x 3.40m Max )  
Double glazed UPVC window to front, radiator.

### **Bedroom Two**

10' 5" x 7' 6" ( 3.17m x 2.29m )  
Double glazed UPVC window to side overlooking the garden, radiator.

### **Bedroom Three**

9' 1" x 7' 9" ( 2.77m x 2.36m )  
Double glazed UPVC window to front, built in cupboard, radiator.

### **Bathroom**

Double glazed UPVC window to front, white suite comprising panel bath with electric shower over, low level WC and pedestal basin, fully tiled walls, radiator.

## **Outside**

### **Front**

Corner plot with wrap around garden, predominately laid to lawn and screen by tall hedges, open to:-

### **Rear Garden**

Enclosed by tall hedges, laid to lawn with paved patio seating areas and mature shrub borders, wooden shed to remain, open to:-

### **Parking**

Shingle driveway providing off road parking for several vehicles.

### **Notice To Buyers**

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.



**view this property online** [williamhbrown.co.uk/Property/MLN104513](http://williamhbrown.co.uk/Property/MLN104513)



welcome to

## Conduit Lane, Woodham Mortimer Maldon

- Three Bedrooms
- First Floor Bathroom
- Two Reception Rooms
- Corner Plot
- Driveway

Tenure: Freehold EPC Rating: E

Council Tax Band: D

# £375,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MLN104513](https://www.williamhbrown.co.uk/Property/MLN104513)



Property Ref:  
MLN104513 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01621 874837**



[Maldon@williamhbrown.co.uk](mailto:Maldon@williamhbrown.co.uk)



3 High Street, West Square, MALDON, Essex,  
CM9 5PB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)