



Gloucester Avenue, Maldon, Essex CM9 6LA
Guide price £350,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled in the charming turning of Gloucester Avenue, Maldon, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Situated on a popular no-through road, the property enjoys a peaceful setting while remaining close to local amenities and transport links. Upon entering, you are greeted by a spacious lounge/diner, ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. Adjacent to this space is a conservatory, which provides an additional area to unwind or enjoy your morning coffee while overlooking the garden. The property boasts three well-proportioned bedrooms. The shower room is conveniently located, ensuring ease of access for all residents.

Outside, the house features a garage and driveway parking for THREE vehicles, providing secure and convenient off-street parking. The garden offers a pleasant outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. This home is an excellent opportunity for families or individuals seeking a peaceful yet accessible location in Maldon which is within walking distance of Wentworth and Plume schools. With its attractive features and prime position, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home. SEE AGENTS NOTE 1. Council Tax Band D. Energy Efficiency Rating D.

Main Bedroom

11'2 x 11'1 (3.40m x 3.38m)

Pvc double glazed window, radiator. Wardrobes to one wall and built in cupboard.

Bedroom 2

12' x 8'10 (3.66m x 2.69m)

Pvc double glazed window, radiator. Built in wardrobes. Sink with vanity cabinet and mixer tap.

Bedroom 3

11'3 max x 6'10 (3.43m max x 2.08m)

Pvc double glazed window, radiator.

Shower Room

Pvc double glazed window, heated towel radiator. Three piece white suite comprising of wc, wash hand basin with cabinet and mixer tap. Shower cubicle with shower system. Part tiled to walls.

Landing

Access to loft with ladder. Two airing cupboards one housing wall mounted Worcester boiler. Stairs down to entrance hall.

Entrance Porch

Replacement entrance door, storage cabinets. Door to entrance hall and door to garage.

Entrance Hall

Radiator, doors to cloakroom, kitchen and lounge/diner

Cloakroom

Pvc double glazed window, radiator. Two piece white suite comprising of wc and wash hand basin.

Kitchen

11'9 x 6'7 (3.58m x 2.01m)

Two windows, radiator. Base and wall cabinets with sink and drainer unit and mixer tap. Space for cooker, fridge and dishwasher.

Lounge

18'4 x 11'4 (5.59m x 3.45m)

Window to conservatory and pvc double glazed window to rear. Two radiators. Wall mounted electric fire.

Dining Area

8'7 x 7'11 (2.62m x 2.41m)

Window to rear and Sliding door to conservatory

Conservatory

10'1 x 7'9 (3.07m x 2.36m)

Pvc double glazed window, radiator and double doors to rear garden.

Rear Garden

Patio area with shrub and flower borders. Summer house, outside tap.

Garage

16'10 x 7'11 (5.13m x 2.41m)

Up and over door, power and lighting.

Driveway Parking For Three Vehicles

There is parking on the driveway for three vehicles, outside tap.

Agents Note 1

We understand from the vendor that the roof was re-tiled with brown double Roman roof tiles in 2025 when spray foam insulation was removed.

Area Description

Maldon, a historic market town in Essex, boasts a rich tapestry of history that dates back to Saxon times. Its strategic location on the River Blackwater has shaped its identity, from a significant port to a hub of local industry. Today, this heritage is beautifully preserved, offering a fascinating glimpse into the past. no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored. Maldon is also famous for its delectable product, Maldon Sea Salt, which is

harvested in the area and is renowned worldwide.

It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. The town centre itself is a treasure trove of historic buildings, with many independent shops and eateries housed in structures that have stood for generations. St Mary's Church, with its distinctive spire, is another prominent landmark, offering a sense of continuity and architectural beauty.

Neighbouring Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793.

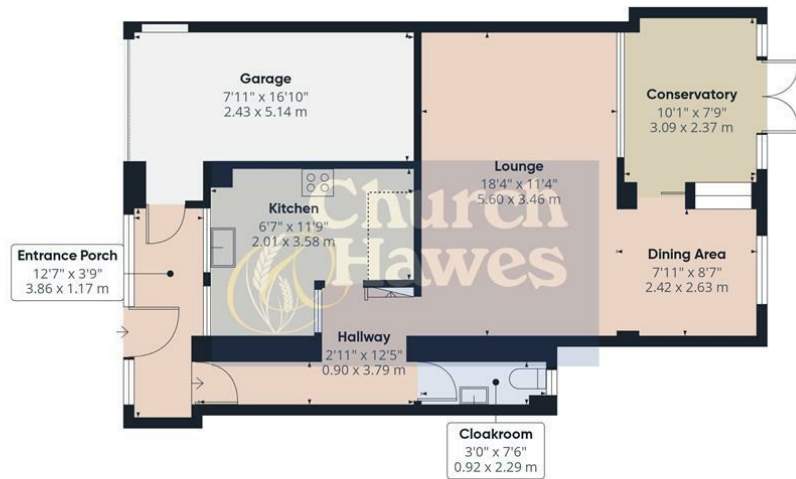
Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

Agents Note, Money Laundering & Referrals

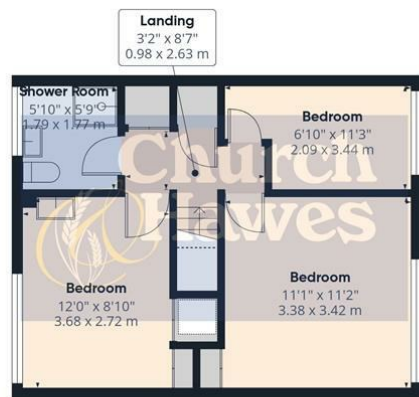
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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: Intending purchasers will be asked to produce 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 compliance and satisfy customer due diligence.

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⁾

1118 ft²
103.9 m²

Reduced headroom

14 ft²
1.3 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.

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