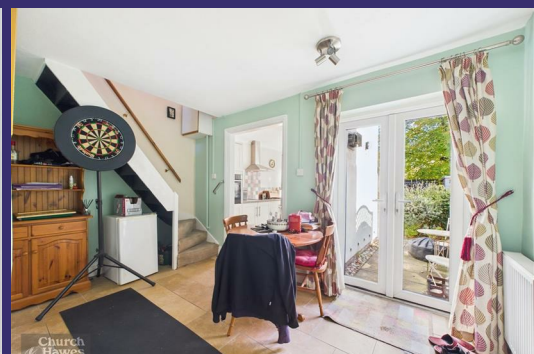




67 Wantz Road, Maldon, CM9 5DB Offers in excess of £285,000

A CHARMING TWO BEDROOM CHARACTER COTTAGE IDEALLY SITUATED WITHIN CLOSE PROXIMITY TO MALDON'S HISTORIC HIGH STREET, HYTHE QUAY & PROMENADE PARK. Internally accommodation comprises first floor shower room, whilst to the ground floor the property boasts TWO WELL PROPORTIONED RECEPTION ROOMS plus kitchen along with rear garden. Internal viewing comes highly advised. Energy Efficiency Rating D. Council tax Band C.



Bedroom 1 13'8 x 11'7 (4.17m x 3.53m)

Double glazed window to front, radiator, fireplace.

Bedroom 2 8'10 x 8'7 (2.69m x 2.62m)

Double glazed window to rear, radiator.

Shower Room 9'11 x 7'8 (3.02m x 2.34m)

Obscure double glazed window to rear, radiator, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, airing cupboard.

Landing

Access to loft space, stairs leading down to ground floor.

Entrance Porch

Entrance door, door to:

Living Room 13'8 x 11'8 (4.17m x 3.56m)

Double glazed window to front, radiator, feature brick fireplace.

Dining Room 13'8 x 8'9 (4.17m x 2.67m)

French doors to garden, radiator, stairs to first floor, through to:

Kitchen 9'11 x 7'7 (3.02m x 2.31m)

Two double glazed windows to rear, space for washing machine, four ring hob & extractor hood, built in oven, space for fridge/freezer, sink unit with mixer tap set into worksurfaces, wall mounted boiler, coved to ceiling, base & wall mounted units.

Rear Garden

Right of way from neighbouring properties, patio area, timber storage shed, laid to lawn.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.

