



50 Meadway, Maldon , CM9 5JR
 Guide price £350,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

VIEWINGS FROM SATURDAY 11TH APRIL!! OFFERS ARE INVITED VIA "INVITATION TO TENDER" WITH OFFERS TO BE RECEIVED NO LATER THAN 12 NOON WEDNESDAY 22 APRIL 2026 (PLEASE ASK FOR A TENDER FORM)

VIEWINGS FROM SATURDAY 11TH APRIL!! This three-bedroom semi-detached house presents a truly exceptional opportunity for those seeking a rewarding refurbishment project. OFFERED FOR SALE VIA "INVITATION TO TENDER" this property is brimming with potential, awaiting a new owner to transform it into a modern family home. Upon entering, you will find a traditional layout comprising a lounge, kitchen/diner and a conservatory overlooking the approx 60 x 46 max rear garden. Ascending to the first floor, the property features three bedrooms, offering comfortable accommodation for a family. A bathroom/wc serves these bedrooms, and while currently functional, it presents an ideal canvas for a stylish upgrade. Ideal boiler was installed in 2023.

Externally, the house benefits from its semi-detached position, with a side access and a good size garden that can be landscaped to create a private outdoor sanctuary. The potential here is not just within the walls of the house, but also in crafting an inviting exterior that complements the revitalised interior. There is also a large garage and storage. This property is an ideal acquisition for those with a vision for renovation.

OFFERS ARE INVITED VIA "INVITATION TO TENDER" WITH OFFERS TO BE RECEIVED NO LATER THAN 12 NOON WEDNESDAY 22 APRIL 2026 (PLEASE ASK FOR A TENDER FORM)
 Energy Efficiency Rating D.

Main Bedroom 12'6" x 9'9" (3.81m x 2.97m)
 Double glazed window, radiator.

Bedroom 2 10'9" x 9'4" (3.28m x 2.84m)
 Double glazed window, radiator. Storage cupboard.

Bedroom 3 8'9" x 7'10" (2.64m x 2.39m)
 Double glazed window, radiator. Storage cupboard.

Bathroom
 Double glazed window, radiator. Bath and sink.

WC
 Double glazed window, wc.

Landing
 Double glazed window, access to loft with Ideal boiler that was installed in 2023. Stairs down to entrance hall.

Entrance Hall
 Entrance door, radiator. Door to.

Kitchen/Diner 9'3" x 9'3" (5.79m x 2.82m)
 Double glazed window and door to side. Base and wall cabinets, sink and drainer unit. Open through to lounge and double doors to conservatory.

Lounge 12'7" x 12'6" (3.84m x 3.81m)
 Double glazed window and through to kitchen/diner.

Conservatory 11' x 10'3" (3.35m x 3.12m)
 Pvc double glazed windows and double doors to garden.

Outbuilding
 Door to kitchen/diner and front and rear gardens. Outside wc and brick built storage area.

Large Garage 16'2" x 15'3" (4.93m x 4.65m)
 Requires refurbishment. There is also storage to the side of the garden.

Rear Garden approx 60' x 46' (approx 18.29m x 14.02m)
 This good sized garden offers access to the front of the property and the rear of the garden. There is also a door to the rear of the garage.

Frontage
 Pathway to entrance door and access to the rear garden.

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 its very own riverside experience, with Heybridge Basin being the start of the

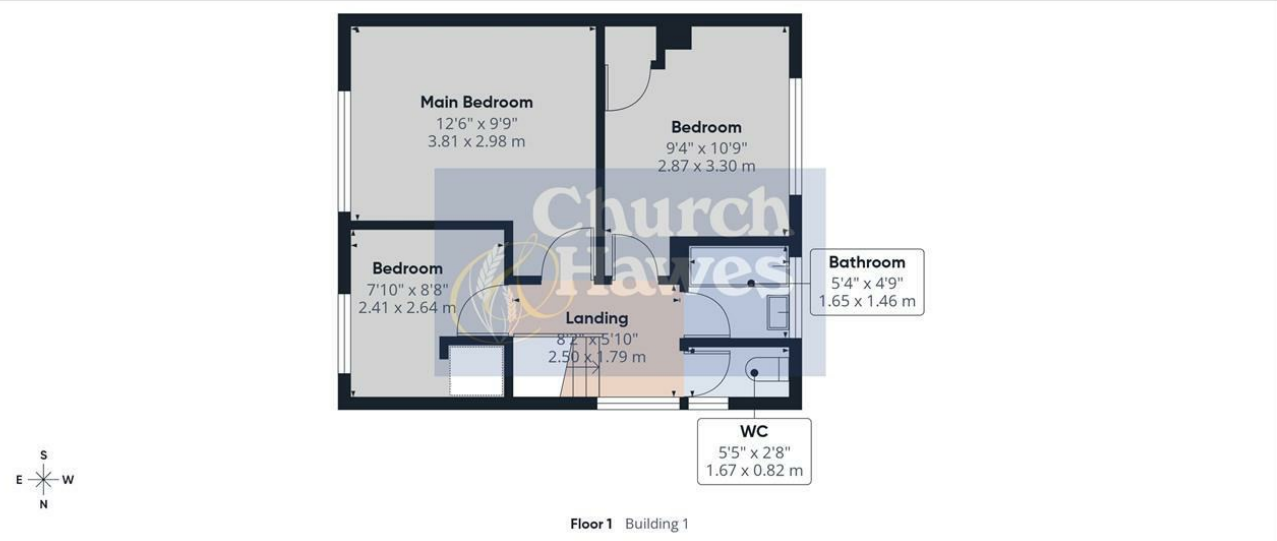
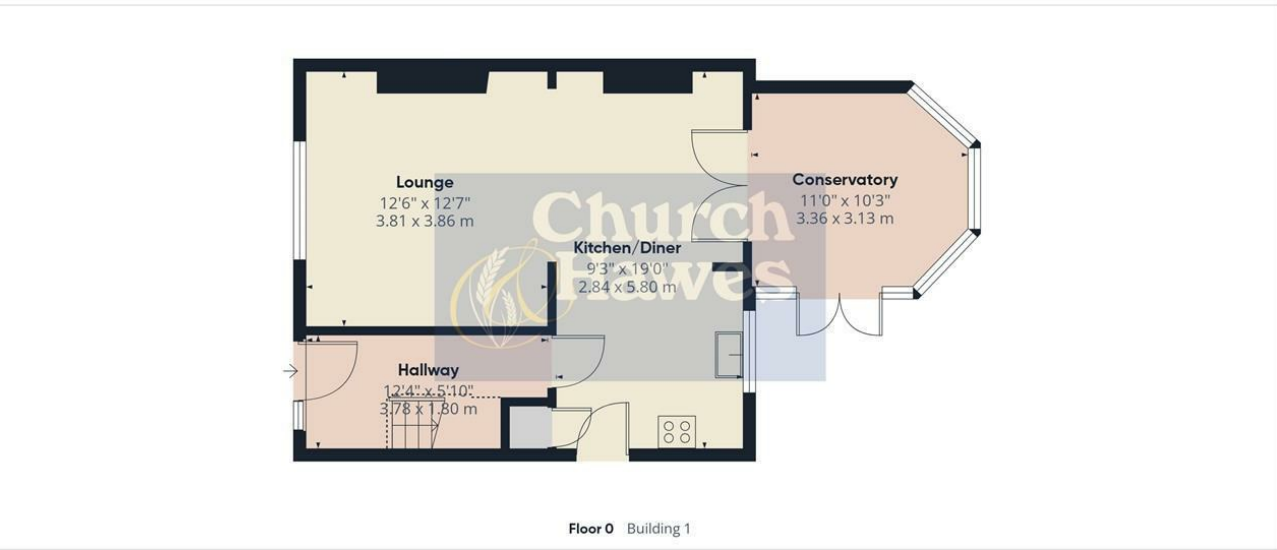
Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793. Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 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 (AML) and FINANCIAL SANCTION REGULATIONS:
 Intending purchasers will be required to provide 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 the required compliance and satisfy customer due diligence.

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.



Approximate total area[®]
 892 ft²
 82.8 m²

Reduced headroom
 15 ft²
 1.4 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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