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For Sale

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Conduit Lane, Woodham Mortimer, Maldon, CM9 6TA

Adrians Estate Agents take great pleasure in bringing to the market this wonderful three bedroom semi-detached cottage situated in the heart of Woodham Mortimer. The property has been within the same family for a number of years, and the cottage has over recent years undergone a wealth of updating a remodelling and now offers a superb combination of old meets new. On the ground floor there are two reception rooms, a modern kitchen with adjoining utility and ground floor cloakroom. To the first floor there are three good size bedrooms and a modern three piece shower room. To the front there is off street parking whilst to the rear there is an established garden of a good size. Viewing is strongly advised.



3 Bedroom(s)



2 Reception(s)



1 Bathroom(s)

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Entrance door to

RECEPTION / DINING ROOM 3.48m (11'5) x 3.2m (10'6)

Window to front, stairs rising to first floor with under stairs recess, radiator.

INNER HALLWAY

Storage cupboard, door to

GROUND FLOOR CLOAKROOM

Modern suite comprising wash hand basin with mixer tap and storage cupboard under, w.c with modern full and half flush and concealed cistern, radiator.

SITTING ROOM 5.84m (19'2) x 3.12m (10'3)

A lovely room spanning the width of the property, offering bi-fold doors to the garden, radiator.

KITCHEN 3.99m (13'1) x 3.15m (10'4)

A lovely and bright room with double glazed window to front, fitted with a comprehensive range of cream fronted wall and base level units with worktops over, inset single drainer sink unit with mixer tap, four ring hob with separate oven, integrated fridge freezer.

UTILITY ROOM 2.03m (6'8) x 1.22m (4')

Complimenting eye level units, worktops over appliance space, radiator, double glazed door to side.

FIRST FLOOR LANDING

Wooden latch doors to each room.

BEDROOM ONE 4.45m (14'7) x 3.71m (12'2)

A particularly spacious room with window overlooking the rear garden, run of eaves storage units to one side, radiator.

BEDROOM TWO 3.51m (11'6) x 2.18m (7'2)

Window to front, latched over stairs cupboard, radiator.

BEDROOM THREE 3.2m (10'6) MAXIMUM x 1.96m (6'5) + WALK-IN RECESS

Window to front, radiator.

SHOWER ROOM 2.31m (7'7) x 1.88m (6'2)

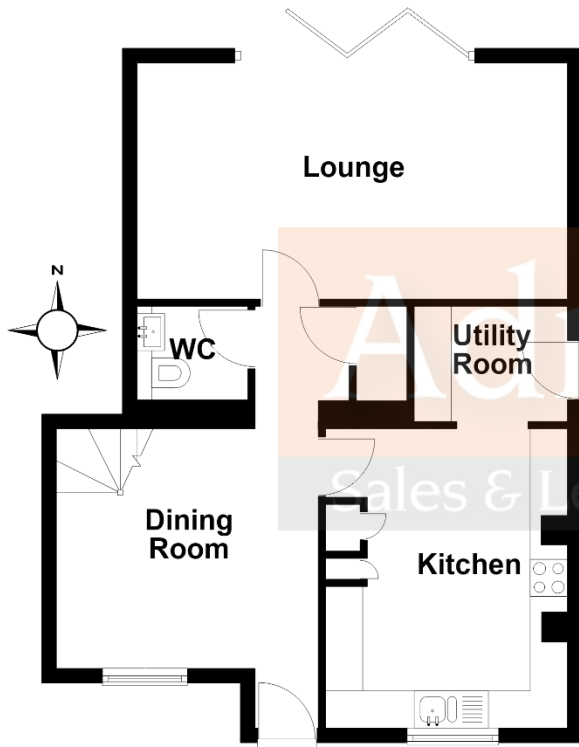
Obscure double glazed window to side, modern white suite comprising wash hand basin with mixer tap, useful cupboards and drawers beneath, modern w.c with full and half flush and concealed cistern, step-in shower unit with glazed screen, heated towel rail.

GARDENS

As mentioned previously the property enjoys off street parking for approximately 2 vehicles, there are planted beds and hedging to boundaries and personal gate and fencing leading to the side and rear gardens. The rear garden is a particular feature and has over the years been well-planted with mature beds and shrubs providing privacy. There is ample space for outside dining, making the garden a lovely place in which to entertain.

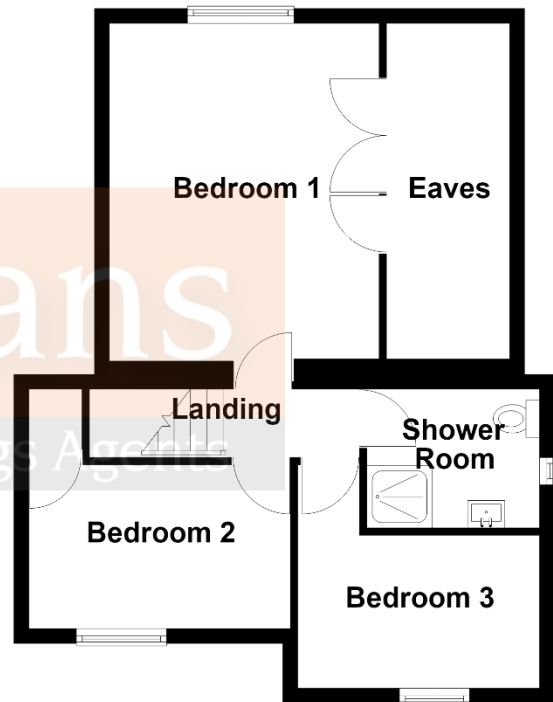
Ground Floor

Approx. 54.2 sq. metres (583.6 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.1 sq. feet)



Total area: approx. 105.7 sq. metres (1137.6 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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EPC RATING: D
COUNCIL TAX BAND: D
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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