

Mount Pleasant, Maldon, CM9 6EQ

Offers in excess of £297,000

Church & Hawes

Est.1977

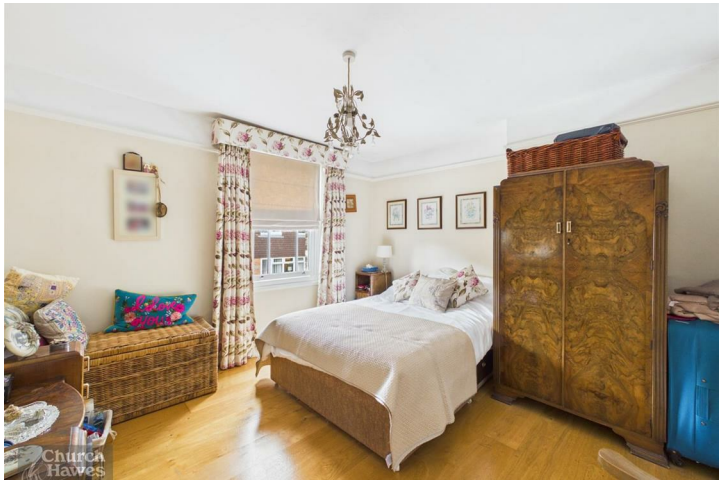
Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
4/6 High Street, Maldon, Essex, CM9 5PJ
Tel: 01621 855195
maldon@churchandhawes.com

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Nestled in the charming area of Mount Pleasant, Maldon, this delightful TWO BEDROOM CHARACTER COTTAGE offers a wonderful blend of traditional charm and convenience with its central location enjoying easy access to the vibrant local amenities that Maldon's historic High Street has to offer, including bars shops & cafes. The property features a welcoming reception room, ideal for relaxing or entertaining guests. The two well-proportioned bedrooms provide comfortable living spaces along with a first floor bathroom. One of the standout features of this cottage is the attractive rear garden, which offers a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.
This character cottage in central Maldon combines charm, and a prime location. It presents an excellent opportunity for those looking to embrace the quaint lifestyle that this historic town has to offer. Whether you are a first-time buyer or looking to downsize this property is sure to impress. Energy Efficiency Rating D. Council Tax Band B.







Bedroom 1 11'10 x 10'10 (3.61m x 3.30m)
Sash window to front, radiator.

Bedroom 2 9'6 x 9' (2.90m x 2.74m)
Sash window to rear, radiator, through to:

Inner Landing
Double glazed window to side, cupboard housing boiler.

Bathroom
Obscure glazed sash window to rear, towel radiator, low level w.c, wash hand basin, panelled bath, tiled splash backs.

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

Lounge/Dining Room 20'4 x 12' (6.20m x 3.66m)
Sash window to front, window to rear, two radiators, fireplace, through to:

Kitchen 10'4 x 5'11 (3.15m x 1.80m)
Window to side, radiator, sink unit with mixer tap set into worksurfaces, space for washing machine, built in oven, four ring hob, fitted base and wall mounted units.

Rear Hallway
Door to rear to garden, built in pantry/storage cupboard.

Rear Garden
Gate provides right of way from neighbouring property, gate providing shared access pathway to front, flower and shrub beds, timber storage shed, fenced to boundaries, outside tap.

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.

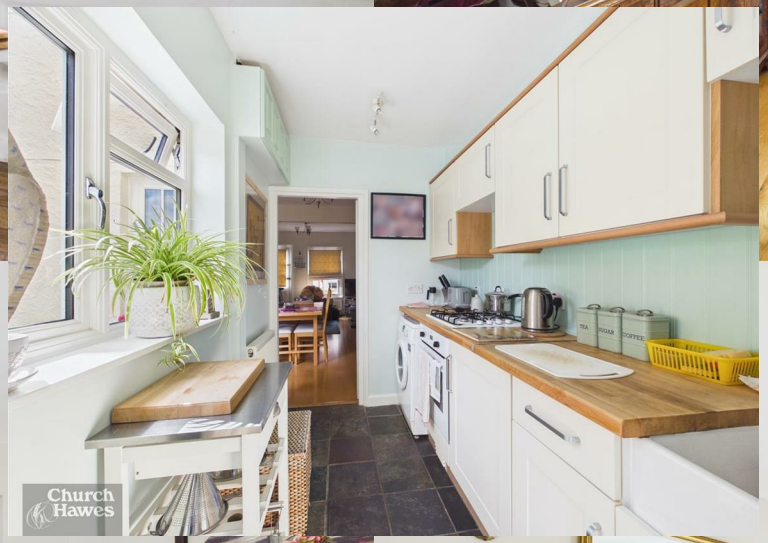
These checks must be completed and successfully verified before we are able to progress with the purchase.

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.


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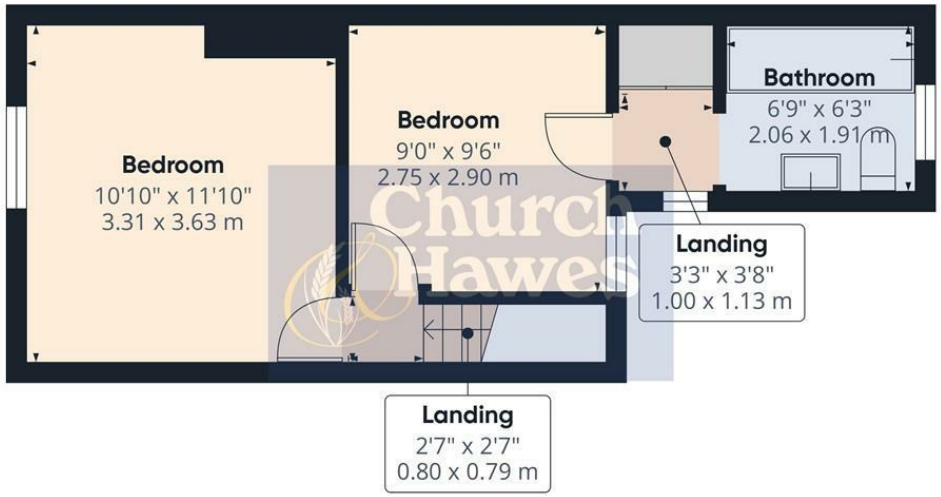

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Floor 0



Floor 1

Approximate total area(1)

606 ft²

56.2 m²

Reduced headroom

4 ft²

0.4 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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