



116 Mill Road, Maldon , CM9 5JA
£325,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

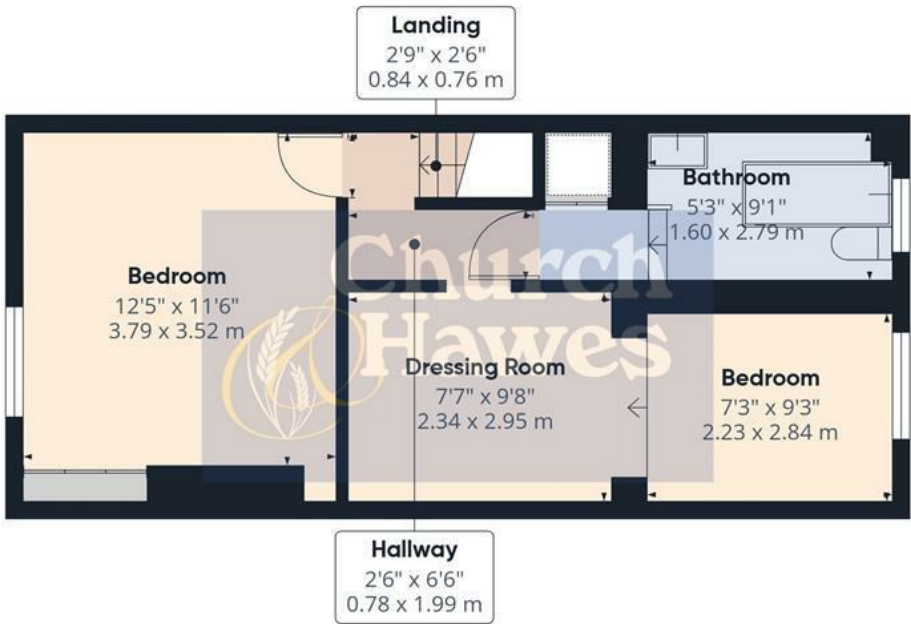
This extended two-bedroom end-of-terrace cottage is ideally situated on a popular road in Maldon, within easy reach of both Maldon High Street and the picturesque Promenade Park.

The property offers a wealth of character and well-proportioned accommodation, featuring a spacious 21ft lounge/dining room, a fitted kitchen, and a convenient ground floor shower room. Upstairs, there are two bedrooms, with the principal bedroom benefiting from an adjoining dressing area or study, alongside a well-appointed first-floor bathroom.

Outside, the property enjoys an attractive rear garden, providing a pleasant space for relaxing or entertaining. This charming home offers an excellent combination of character, space, and a highly desirable location.



Floor 0



Floor 1

Approximate total area⁽¹⁾
844 ft²
78.6 m²

Reduced headroom
6 ft²
0.6 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.

GIRAFFE360





Entrance Porch

Main entrance door, double glazed picture side window, door to;

Lounge/Diner 21'7 x 13'5 (6.58m x 4.09m)

Sash window, radiator, feature fireplace, stairs to first floor.

Kitchen 13'4 x 9'3 (4.06m x 2.82m)

Range of wall and base units, work top surfaces, work top mounted gas hob, stainless steel sink with drainer. Integrated fridge/freezer, built in eye level double oven and slimline dishwasher. Radiator, double glazed doors leading to the garden; door to;

Ground Floor Shower Room

Shower cubicle with wall mounted shower unit, low level wc, hand wash basin, double glazed window, heated towel radiator.

First Floor

Loft hatch

Bedroom One 12'5 x 11'6 (3.78m x 3.51m)

Built in storage cupboards, radiator, double glazed window.

Bedroom Two 19'4 x 7'3 (5.89m x 2.21m)

This room is two rooms combined.

Bedroom Area is 9'3 x 7'4 - Radiator, double glazed window.
Dressing Area/Study is 9'8 x 7'7 - Radiator.

Bathroom

Panel bath with shower attachment, low level wc, wash basin, double glazed window, heated towel radiator. Built in cupboard which houses the replacement gas boiler.

Outside

Garden

Garden commences with a patio seating area with raised flower/planting beds, lawn area with pathway leading to the rear of the garden with more trees. Timber shed and greenhouse to stay.

Property Information

Tenure: Freehold
EPC Rating: D
Council Tax: C
Please note there is a 'right of way' from the neighbouring property.

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.

