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Church & Hawes

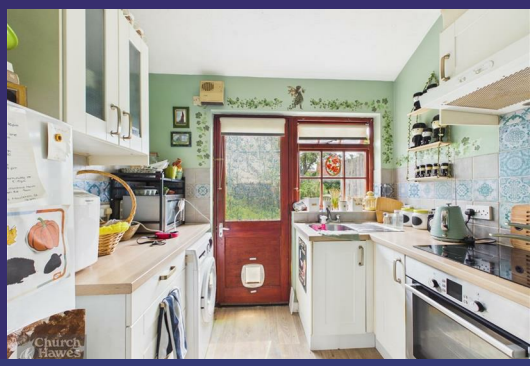
Est.1977

Estate Agents, Valuers, Letting & Management Agents

22 North Street, Maldon, Essex CM9 5HL

Price £234,999

OFFERED FOR SALE WITH NO ONWARD CHAIN an opportunity has arisen to purchase this one bedroom character cottage. Ideally situated within this sought after Maldon location within close proximity to the High Street, Hythe Quay & Promenade Park. Featuring accommodation comprising of first floor bathroom plus ground floor cloakroom/w.c. Also to the ground floor there is a lounge plus kitchen. Externally to the rear the property enjoys it's own rear garden. Energy Efficiency Rating D. Council Tax Band B.



Bedroom 11'5 max x 9'9 (3.48m max x 2.97m)
L shaped room with sash window to front, telephone point, wall mounted electric heater, access to loft space.

Bathroom 6' x 5'7 (1.83m x 1.70m)
Window to rear, panelled bath with wall mounted shower unit over, tiled to bath area, wash hand basin, airing cupboard.

Landing
Stairs leading down to ground floor.

Lounge 11'6 x 9'9 (3.51m x 2.97m)
Entrance door to front, sash window to front, television point, wall mounted electric heater.

Inner Hallway
Stairs rising to first floor, access to:

Cloakroom/W.C
Low level w.c, wash hand basin.

Kitchen 8'3 x 6'5 (2.51m x 1.96m)
Door to rear leading to garden, window to rear, sink unit with mixer tap set into work surfaces, built in oven, four ring hob, space for fridge/freezer, space for washing machine, tiled splash backs.

Rear Garden
Fenced to boundaries, mainly laid to lawn.

Maldon Area Information
Set on the picturesque Blackwater Estuary, Maldon is one of Essex's most sought-after market towns, combining rich maritime history with a vibrant modern community. Famous for its historic Hythe Quay, traditional Thames sailing barges, and the popular Promenade Park, Maldon offers an attractive blend of coastal charm, open green spaces, and everyday convenience.

The town benefits from a thriving High Street with a wide range of independent shops, cafés, restaurants, and leisure facilities, together with highly regarded schooling and excellent local amenities. Maldon also provides convenient access to Chelmsford, Colchester, and surrounding commuter routes, making it particularly appealing to families and professionals alike. With scenic riverside walks, a strong community atmosphere, and a relaxed pace of life, Maldon continues to be regarded as one of the most desirable places to live within Essex.

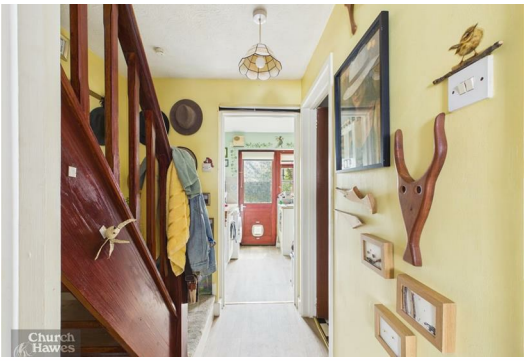
It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. The town centre itself is a treasure trove of historic buildings, with many independent shops and eateries housed in structures that have stood for generations. St Mary's Church, with its distinctive spire, is another prominent landmark, offering a sense of continuity and architectural beauty.

Neighbouring Heybridge enjoys it's 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.