

Mariners Way, Maldon, CM9 6YX
£385,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

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OFFERED WITH NO ONWARD CHAIN – A fantastic opportunity to acquire this three-bedroom semi-detached home, ideally positioned within the highly regarded Chantry Park development.

Perfect for modern family living, the property offers a well-planned layout with a welcoming entrance, ground floor cloakroom, and a particularly desirable open-plan kitchen/diner, providing an excellent space for everyday family life and entertaining.

To the first floor are three bedrooms, with the principal bedroom benefiting from its own en-suite shower room, in addition to a family bathroom.

Externally, the property continues to impress, offering off-road parking, a garage and a private rear garden. A particularly attractive feature is the garden's pleasant outlook over neighbouring allotments, creating a sense of privacy and an appealing open aspect.

With its combination of modern accommodation, excellent outdoor space, garage, parking and the significant advantage of no onward chain, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate what this attractive home has to offer.







Entrance
Main entrance door, radiator, door to living area, door to;

Ground Floor WC
Low level wc, hand basin, radiator, extractor fan.

Lounge 14'1 x 10'8 (4.29m x 3.25m)
Gas fire with surround, radiator, double glazed window.

Inner Lobby
Stairs to first floor, storage cupboard.

Dining Room 9'11 x 7' (3.02m x 2.13m)
Opens through to the kitchen area. Radiator, double glazed 'French' style doors leading to the conservatory.

Kitchen 13'4 x 6'7 (4.06m x 2.01m)
Range of wall and base units, work top surfaces with work top mounted sink and drainer. Space for domestic appliances, wall mounted gas boiler, double glazed window, double glazed side door.

Conservatory 15' x 6'6 (4.57m x 1.98m)
Enclosed brick based structure with power and lighting. Double glazed sliding patio door leading out the garden and side door allowing access into the garage.

First Floor
Loft access

Bedroom One 10'3 x 9'4 (3.12m x 2.84m)
Double glazed window, radiator. Door to;

En Suite
Shower cubicle with wall mounted mains shower unit, low level wc, wash basin, radiator, double glazed window.

Bedroom Two 11'6 x 6'9 (3.51m x 2.06m)
Double glazed window, radiator.

Bedroom Three 8'5 x 7'1 (2.57m x 2.16m)
Double glazed window, radiator.

Bathroom
Panel bath with shower attachment, wash basin, low level wc, double glazed window, radiator.

Outside

Garden
Backs onto allotments

Garage 17'4 x 9'3 (5.28m x 2.82m)
Power and lighting connected, up and over door.

Parking
Off road parking for two/three cars.

Property Information
Tenure: Freehold
Council Tax Band: D
EPC Rating: C

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 U K 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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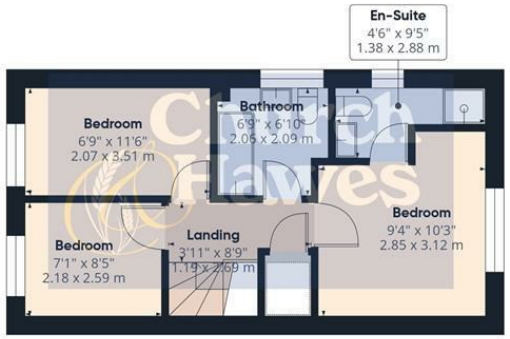

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Floor 0



Floor 1

Approximate total area(1)

1004 ft²

93.5 m²

(1) Excluding balconies and terraces

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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