holden
Estate Agents

Queen Street, Maldon, Essex

OFFERS OVER £275,000

- No onward chain
- Immaculately presented throughout
- Renovated by the current owner to a high standard
- Two bedrooms
- Bathroom & shower room
- Impressive kitchen/diner
- Good sized garden with summer house
- Town centre location

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The Property Ombudsman SALES

This stunning and immaculately presented cottage has undergone a full refurbishment by the current owner including an extension and has been finished to an exceptional standard. In brief the accommodation comprises; living room, kitchen/diner, ground floor shower room, two bedrooms and a first floor bathroom. Outside there is a good sized rear garden with side access. Situated in the heart of Maldon, giving easy access to the High Street and local facilities. This property would make a fantastic first purchase or downsize.

Local area - As previously mentioned, the property is located in a convenient position giving easy access to Maldon High Street which provides a range of independent and national shops as well as public houses, eateries and tea rooms. Maldon is also well known for the Promenade Park and Hythe Quay with its famous London sailing barges, both of which are close by. The doctors surgery and bus links are also close, making this a very conveniently positioned property. For families there is a choice of good primary schools, as well as a well regarded secondary school. For the commuter, Hatfield Peverel with its mainline train station offering direct links to London Liverpool Street and A12 access can be reached within 6 miles.

Ground Floor

Living Room
11' 5" x 10' 5" (3.48m x 3.17m)
Door to front, double glazed window to front, radiator, wood burning stove and door to:

Dinning Room
11' 1" x 10' 6" (3.38m x 3.20m)
Stairs rising to the first floor, radiator and open to:

Kitchen
10' 3" x 9' 8" (3.12m x 2.95m)
Double glazed window to rear and skylight, fitted with a range of grey shaker wall and base units, finished with solid wood surfaces, inset butler sink with mixer tap, free standing cooker with four burner gas hob and extractor above, wall mounted combi-boiler enclosed by a cabinet, integrated washing machine and slim line dishwasher, space for free standing fridge/freezer. Radiator, inset down lights, tiled splash backs and open to:

Rear Lobby
Door to the garden and sliding door to:

Shower Room
Opaque double glazed window to rear, suite comprising; shower cubicle with curved glass door, close coupled WC, counter top wash hand basin with mixer tap and cupboard beneath. Part tiled walls, extractor fan and heated towel rail.

Second Floor

Landing
Stairs to the ground floor, access to loft and doors leading to:

Bedroom One
11' 11" x 11' 5" (3.63m x 3.48m)
Double glazed window to front, radiator and feature fireplace.

Bedroom Two
11' 2" x 8' 0" (3.40m x 2.44m)
Double glazed window to rear, radiator, alcove ideal for wardrobes and door to:

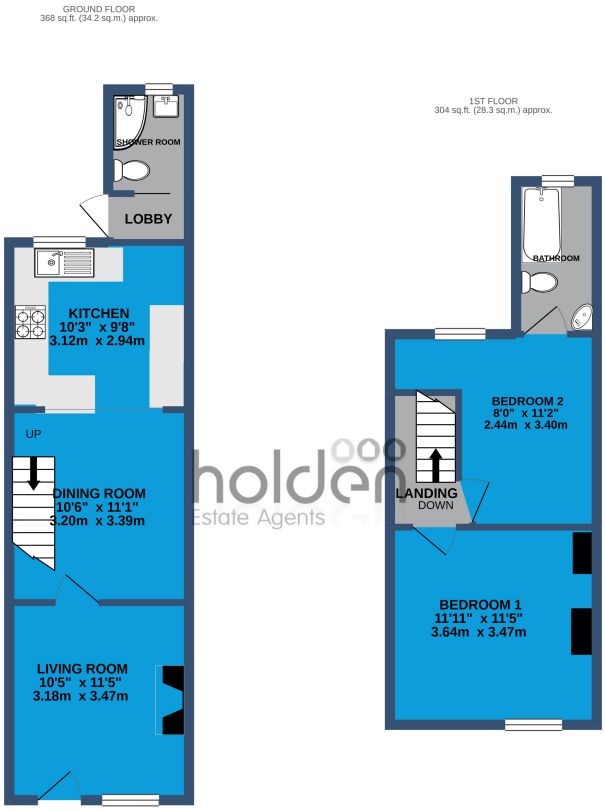
Bathroom
Opaque double glazed window to rear, panel enclosed bath with mixer tap and shower attachment, close coupled WC, counter top corner wash hand basin with mixer tap and cupboard beneath, heated towel rail, part tiled walls

Outside

Front
Picket fence, pathway to the front door, the remainder is shingled. To the left side there is a shared lockable side passageway leading to the garden.

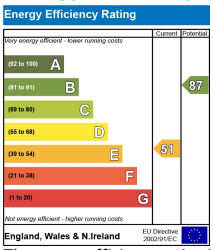
Garden
Commencing with a shingled pathway and a paved patio, the remainder is laid to lawn and enclosed by fencing and hedging to the boundaries, summer house to remain, outside tap, outside lighting, side access via the passageway. Adjoining neighbour has barrow rights of access (seldom used).

FLOOR PLAN | Queen Street Maldon CM9 5DP



ENERGY GRAPHS

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Energy Impact Rating

The environment impart rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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