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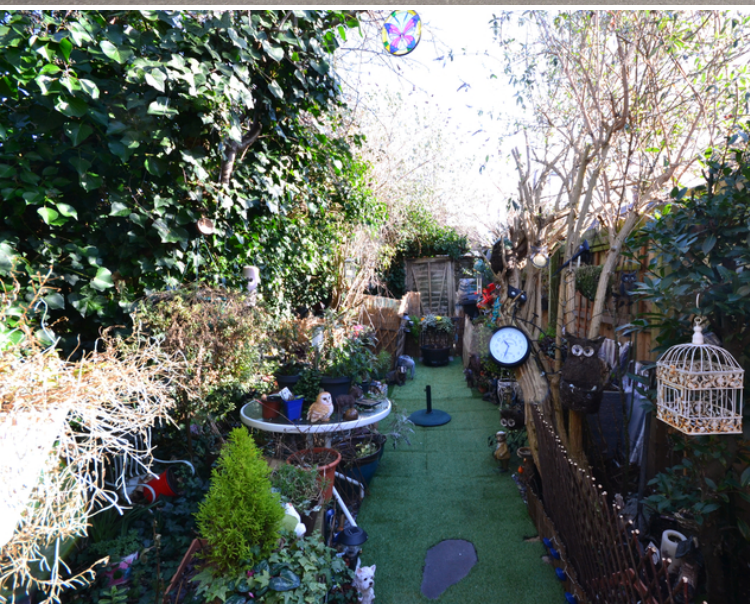
Estate Agents

Wantz Road, Maldon, Essex

OFFERS OVER £240,000



- Character cottage
- Being sold with no chain
- Sitting room, separate dining room
- Fitted kitchen
- Two bedrooms, first floor bathroom
- Enclosed rear garden
- Close to High Street
- Gas central heating
- No onward chain
- EPC - D

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The Property Ombudsman SALES

Introduction

Located just off Maldon High Street, with the added advantage of parking to rear, is this character cottage. Inside, the property offers lounge, separate dining room and kitchen to the ground floor, with two bedrooms and bathroom upstairs. Outside, there is an enclosed rear garden, along with parking space directly behind the garden. The property is also being offered for sale with the advantage of no onward chain.

Local area

Wantz Road is located off Maldon High Street, offering good access all local town centre amenities. Maldon is a historic market town, with numerous shopping and recreational facilities, well regarded schooling, Promenade Park and Hythe Quay. For the commuter, Hatfield Peverel mainline train station can be found within 6 miles, with it's direct links to London Liverpool Street.

ground floor

Lounge
11' 6" x 11' 10" (3.51m x 3.61m) Double glazed window to front, radiator, through to dining room

Dining Room
9' 5" x 9' 9" (2.87m x 2.97m) Stairs to first floor, under stairs cupboard, radiator, double glazed window to rear, exposed feature fireplace, through to kitchen.

Kitchen
9' 3" x 11' 3" (2.82m x 3.43m) Double glazed window to rear, and door to side. Wall mounted cupboards, roll edge work surface with single drainer sink unit, and cupboards and drawers under. Space for domestic appliances, radiator, wall mounted boiler.

first floor

Bedroom One
11' 4" x 11' 10" (3.45m x 3.61m) Double glazed window to front, radiator

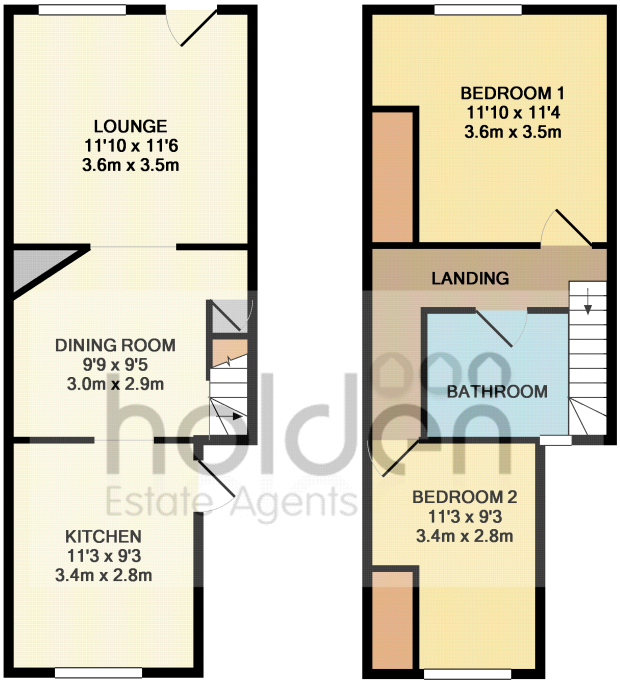
Bedroom Two
9' 3" x 11' 3" (2.82m x 3.43m) Double glazed window to rear, radiator

Bathroom
Double glazed window to rear, panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin, part tiled walls

Outside

Rear and parking
The rear garden is enclosed and established with low maintenance in mind. There is a gate to the rear which leads to the parking area where there is space for one small car.

FLOOR PLAN | Wantz Road Maldon CM9 5DB



GROUND FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(31.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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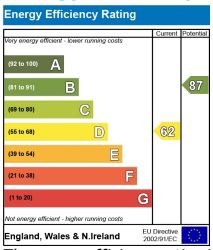
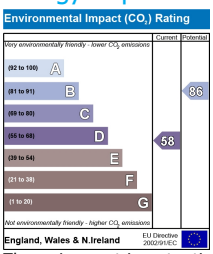
ENERGY GRAPHS

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.

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