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Estate Agents

Spital Road, Maldon, Essex

OFFERS OVER £285,000

- Well-presented end terrace cottage
- Cosy sitting room
- Impressive open plan kitchen/dining room
- Two bedrooms - both with en-suites
- Enclosed Westerly facing garden
- Convenient for Maldon Town centre and road links
- EPC rating - E

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The Property Ombudsman SALES

Introduction - Situated in a non-estate location is this much improved end of terrace cottage which represents an ideal first purchase. Once inside, the property has a cosy feel throughout and the improvements really have enhanced this home. To the ground floor there is a sitting room to the front aspect with an open plan kitchen/dining room to rear, overlooking the enclosed rear garden. Upstairs there are two bedrooms. Bedroom One benefits from an en-suite bathroom whilst bedroom two has an en-suite shower room. Outside, the landscaped rear garden is Westerly facing and is perfect for entertaining.

Local area - The property is ideally situated with Maldon High Street within walking distance, as well as being close to road links to exit the town. Maldon is a historic town that offers a good range of shopping and recreational facilities. There is a mix of independent retailors and national brands in the High Street, and a trip to Maldon is not complete without a visit to Hythe Quay and Promenade Park.

Ground Floor

Living Room
11' 0" x 11' 5" (3.35m x 3.48m) Double glazed window and entrance door to front aspect. Radiator, door to dining room/Kitchen.

Open Plan Dining Room/Kitchen
Dining Area - 11' 2" x 14' 1" (3.40m x 4.29m)
Radiator, under stair storage cupboards, stairs to first floor, space for solid fuel burner, open plan through to kitchen.

Kitchen 8' 5" x 10' 5" (2.57m x 3.17m)
Double glazed window and French doors to rear aspect, as well as glazed roof. Modern kitchen comprising wall mounted cupboards, work surface with sink unit, matching cupboards and drawers under. Part tiled walls. Built in appliances to remain including oven, hob and extractor, dishwasher, washing machine and fridge freezer.

First Floor

Landing
Loft access, doors to bedrooms.

Bedroom One
11' 2" x 11' 5" (3.40m x 3.48m) Double glazed window to rear, storage cupboard over stairs, radiator, door to en-suite bathroom.

En-Suite Bathroom
Opaque double glazed window to rear, close coupled WC, wash hand basin, enclosed bath with shower and glass shower screen, part tiled walls, heated towel rail, airing cupboard.

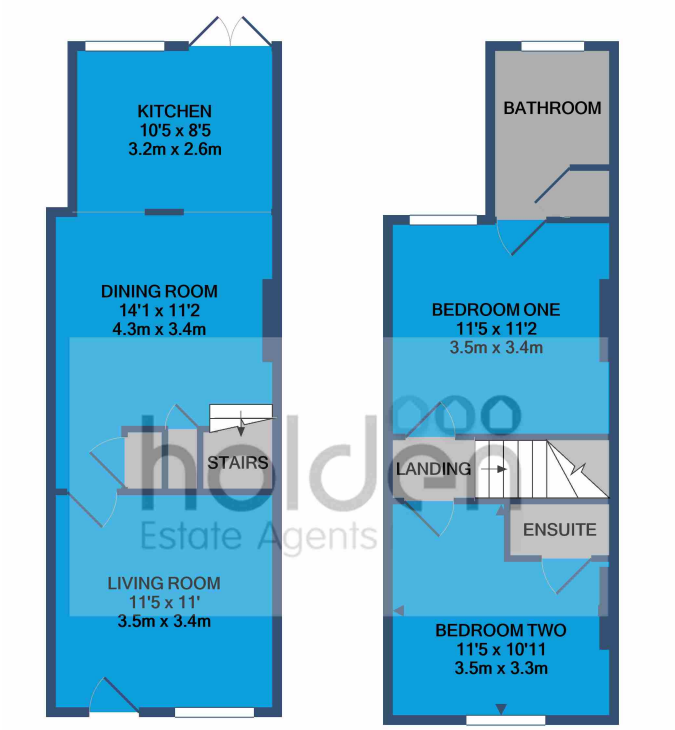
Bedroom Two
10' 11" x 11' 5" (3.33m x 3.48m) Double glazed window to front, radiator, door to en-suite

En-Suite
Modern en-suite comprising close coupled WC, vanity unit with cupboard below and inset wash hand basin, enclosed shower cubicle with wall tiling,

Outside

Front and Rear
To the front of the property there are steps up to the entrance door with low brick wall to boundary. The landscaped rear garden commences with a large patio area (perfect for entertaining) The remainder of the garden is mainly lawned. There is a path which leads to the back of the garden where there is rear access.

FLOOR PLAN | Spital Road Maldon CM9 6ED



GROUND FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 334 SQ.FT.
(31.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.3 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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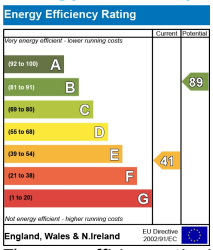
ENERGY GRAPHS

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 impact 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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