



Located within a stone's throw of Maldon High Street and Promenade Park is this semi detached cottage that boasts a 53' UNOVERLOOKED REAR GARDEN, lounge with log burner, separate dining room, a 16' KITCHEN, ground-floor bathroom, and TWO BEDROOMS.





These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	42	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

Located within a stone's throw of Maldon High Street and Promenade Park is this semi detached property - offered for sale by Maldon's Local Specialist HAMILTON PIERS.

This quaint character cottage boasts a 53' UNOVERLOOKED REAR GARDEN, lounge with log burner, separate dining room, a 16' KITCHEN, ground-floor bathroom, TWO BEDROOMS (inc. the 15' MASTER BEDROOM!), and on street parking for residents and their visitors.

The property has seen some cosmetic work completed by the vendor but still provides a perfect canvass for a new buyer to put their own stamp on the aesthetics of the property.

Located on this highly regarded road only a stones throw from the High street and benefiting from being close to all local shops, Promenade Park and schools.

Call us on 01621 212 450 to view today!

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

LOUNGE: (15'4" x 11'2")

Double glazed sash window to front, fireplace with log burner inset, solid wood flooring, radiator, doorway to dining room.

DINING ROOM: (11'3" x 9')

Double glazed window to rear, stairs to first floor, feature fireplace alcove, wood effect flooring, radiator, doorway to kitchen.

KITCHEN: (16'6" x 6'10" > 5')

Double glazed windows and door to side, range of wall and base units, rolled edge worktops with stainless steel sink inset, built-in stainless steel oven, hob & extractor hood, space for washing machine, tumble dryer & fridge freezer, gas central heating boiler to wall, tiled floor, door to bathroom.

BATHROOM:

Obscure double glazed window to side, panelled bath with shower attachment, pedestal wash hand basin, low level WC, towel radiator, tiled to walls and floor.

FIRST FLOOR ACCOMMODATION:-

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: hamiltonpierschel@aol.com

LANDING:

Door to both bedrooms.

BEDROOM ONE: (15'5" x 11'1")

An impressive sized master bedroom, dual aspect with double glazed sash window to front and window to side, solid wood flooring, feature cast iron fireplace, radiator.

BEDROOM TWO: (8'11" x 8'5")

Double glazed window to rear, over stairs cupboard, radiator.

EXTERIOR:

REAR GARDEN:

An enclosed 53' rear garden, un-overlooked to the rear (backing onto school fields) and mainly laid to lawn with shrub/plant borders and shed to rear, plus block-paved patio area to immediate rear of property and to the side, gated side access.

FRONT GARDEN:

Small front garden area with gated access to garden. On street permit parking available for residents and their visitors.

AGENTS NOTES:

*****We understand the property is of a soft timber framed construction, typical with properties of this era, which may represent an issue for some mortgage lenders. If you are therefore requiring a mortgage please check with your lender that they will lend prior to booking your viewing appointment.*****

If you have any further questions regarding this property, please call 01621 212 450.

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