



Wantz Road, Maldon , Essex CM9 5DG

Price £315,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled on Wantz Road & ideally situated within close proximity to Maldon's historic High Street, this delightful end-of-terrace character cottage offers a wonderful blend of modern living and traditional charm. The property is well presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside. Internally accommodation comprises of two/three bedrooms (please refer to floorplan for layout), this home is ideal for families or those seeking extra space for guests or a home office. The generous living room provides a cosy area with log burner for relaxation and entertaining. First floor bathroom plus ground floor cloakroom/W.C along with a low maintenance rear garden. One of the standout features of this property is the DRIVEWAY PROVIDING OFF ROAD PARKING – a rare find in such a central location enjoying easy access to a variety of shops, cafes, and local amenities. This end-of-terrace cottage is not just a house; it is a place where memories can be made. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to embrace the charm of Maldon living. Energy Efficiency Rating D. Council Tax Band B.



**Bedroom 1 10' x 9'7 (3.05m x 2.92m)**

Double glazed window to front, radiator, inset lighting to ceiling, feature fireplace.

**Bedroom 2 8'8 x 7'4 (2.64m x 2.24m)**

Radiator, inset lighting to ceiling, over stairs storage cupboard with wall mounted boiler. steps upto:

**Bedroom 3/Dressing Room 10' x 5'2 (3.05m x 1.57m)**

Double glazed window to rear, radiator, built in storage cupboard/wardrobe, fitted wardrobes. This room could be used as a study, bedroom or dressing room, through to:

**Bathroom 7'4 x 4'10 (2.24m x 1.47m)**

Obscure double glazed window to rear, towel radiator, bathroom suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap and wall mounted shower unit with rainforest style shower head, extractor fan, tiled to bath area.

**Landing**

Window to side, access to loft space, stairs leading down to ground floor.

**Entrance Porch**

Entrance door, door to:

**Living Room 17'5 x 11'3 (5.31m x 3.43m)**

Double glazed window to front, two radiators, feature fireplace with multi fuel burner.

**Cloakroom/W.C**

Radiator, low level w.c, wash hand basin, tiled floor.

**Kitchen 10'6 x 7'1 (3.20m x 2.16m)**

Double glazed window to rear & door to rear leading to rear garden, radiator, space for washing machine, space for oven, space for under counter fridge, fitted base and wall mounted units, sink unit with mixer tap set into worksurfaces, tiled floor.

**Rear Garden**

Mainly paved for low maintenance, outside tap, side access gate from neighbouring property, fenced to boundaries, timber storage shed, external power point.

**Frontage**

Driveway providing off road parking for one car.

**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.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS: Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of CREDAS an online verification company so as to ensure the required compliance and satisfy customer due diligence.

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.





**Entry**  
4'6" x 2'10"  
1.39 x 0.87 m

**WC**  
6'5" x 2'9"  
1.96 x 0.85 m



Floor 0

**Landing**  
2'8" x 1'11"  
0.83 x 0.61 m

**Wardrobe**  
4'3" x 2'7"  
1.31 x 0.80 m



Floor 1



**Approximate total area<sup>(1)</sup>**

580 ft<sup>2</sup>  
54 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

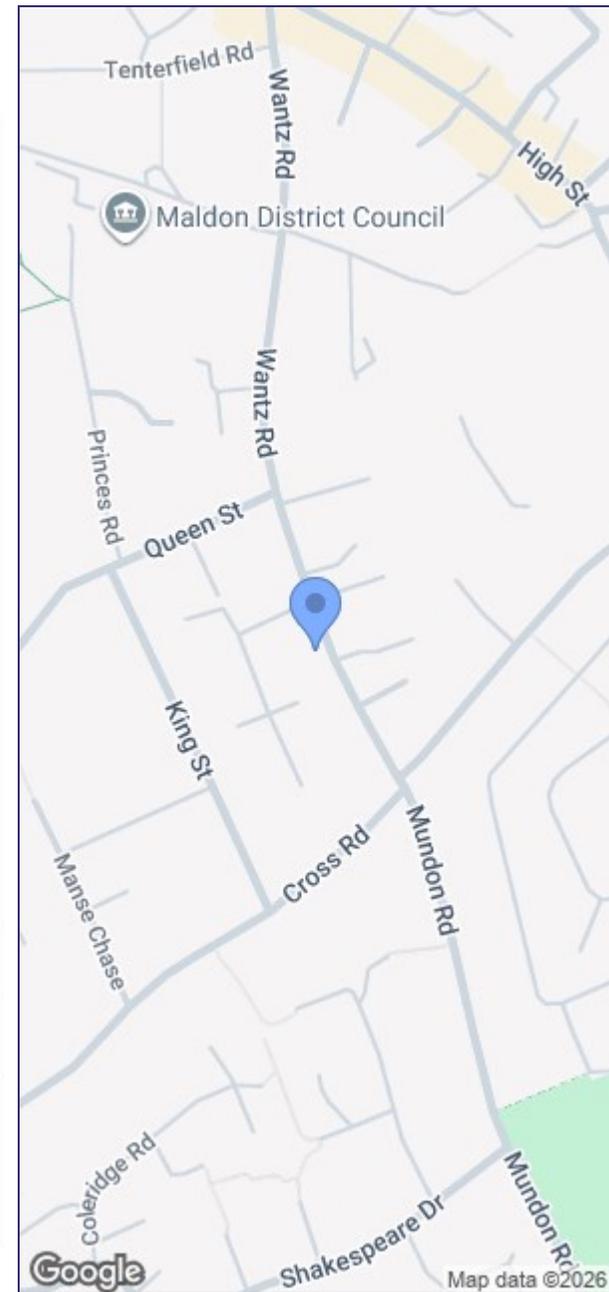
(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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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