



Mill Road, Maldon  
CM9 5JA

**CURTIS O'BOYLE**

Sales & Lettings





# Mill Road, Maldon

CM9 5JA

£285,000

A well presented two bedroom end of terrace cottage, ideally situated close to Maldon High Street and Promenade Park. The property benefits from off street parking and a 78' rear garden.

## ACCOMMODATION COMPRISES

Entrance door to:

**ENTRANCE PORCH** Further door to:

**LOUNGE 13' 6" x 11' 5" (4.11m x 3.48m)** Window to front aspect, radiator, picture rail, feature fireplace, fitted cupboards, archway to:

**DINING ROOM 13' 5" x 9' 7" (4.09m x 2.92m)** Radiator, picture rail, feature fireplace, stairs to first floor, door to:

**KITCHEN 11' 5" x 9' 3" (3.48m x 2.82m)** Fitted comprising 1 1/2 bowl single drainer sink unit with mixer tap and cupboard under, further range of base units with work surfaces over, matching eye level cupboards, space for washing machine, tumble dryer, cooker and fridge freezer, two velux windows, French doors to rear garden and window to side.

## FIRST FLOOR ACCOMMODATION

### STAIRWAY AND LANDING

Window to side aspect, doors to:

**BEDROOM 1 13' 11" x 11' 5" (4.24m x 3.48m)** Window to front aspect, picture rail, radiator, feature fireplace.

**BEDROOM 2 10' 9" x 9' 7" (3.28m x 2.92m)** Window to rear aspect, radiator, picture rail, stairs to:

### BOARDED LOFT AREA

Velux window.

### BATHROOM/SHOWER ROOM

White suite comprising claw foot free standing bath, shower cubicle, low level WC, wash hand basin, radiator, windows to side and rear aspects.

### FRONT GARDEN

Mainly laid to gravel to provide off street parking, side access leads to:

### REAR GARDEN

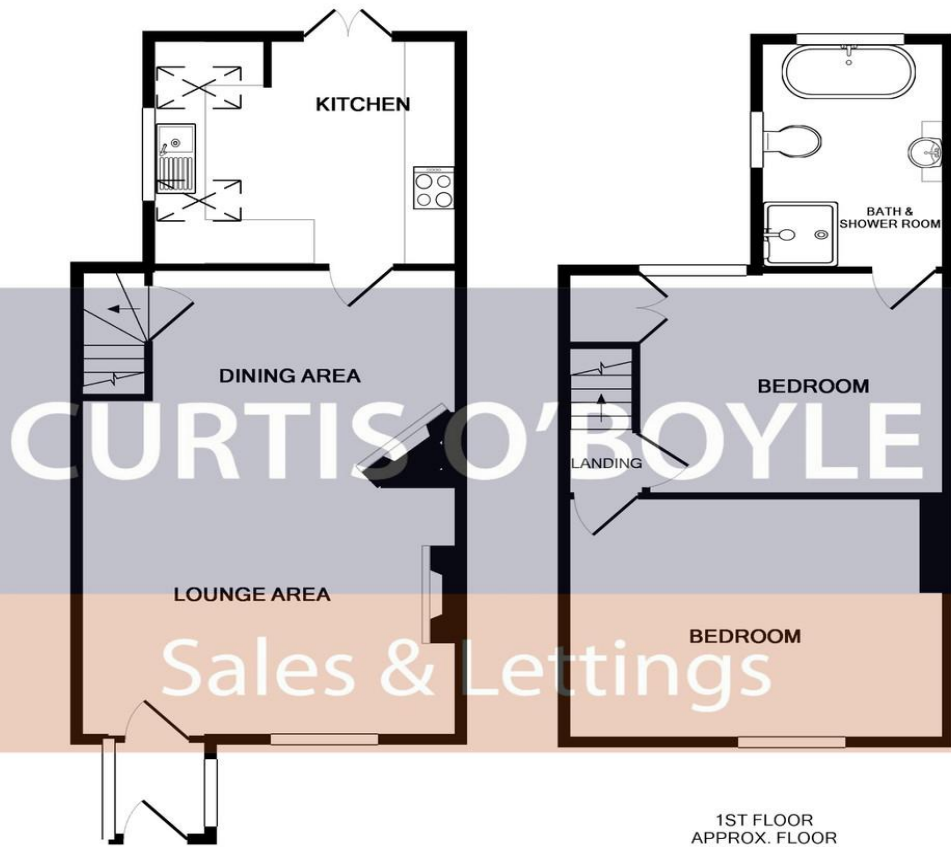
Approximately 78' in depth and commences with decking area with pergola over, raised ponds remainder mainly laid to lawn with flower and shrub beds, outside tap, further decking area at far end of garden.





To view this property call Curtis O' Boyle Estate Agents on **01621 855558**





**CURTIS O'BOYLE**  
Sales & Lettings

1ST FLOOR  
APPROX. FLOOR  
AREA 396 SQ.FT.  
(36.8 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 464 SQ.FT.  
(43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 860 SQ.FT. (79.9 SQ.M.)  
Made with Metropix ©2018



**Energy Performance Certificate** HM Government

130, Mill Road, MALDON, CM9 5JA

Dwelling type: End-terrace house  
Date of assessment: 17 October 2018  
Date of certificate: 22 October 2018

Reference number: 9738-6900-7200-6508-0930  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 73 m<sup>2</sup>

Use this document to:  
 \* Compare current ratings of properties to see which properties are more energy efficient  
 \* Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 2,556  
**Over 3 years you could save:** £ 825

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 139 over 3 years	
Heating	£ 2,028 over 3 years	£ 1,377 over 3 years	
Hot Water	£ 288 over 3 years	£ 195 over 3 years	
<b>Totals</b>	<b>£ 2,556</b>	<b>£ 1,731</b>	<b>You could save £ 825 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

Current	Potential
A	B

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 943
2. Floor insulation (suspended floor)	£800 - £1,200	£ 114
3. Low energy lighting for all fixed outlets	£20	£ 69

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommended measures and other actions you should take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

18 High Street, Maldon, Essex, CM9 5PJ

Tel: 01621 855558

Email: [maldon@curtisoboyale.co.uk](mailto:maldon@curtisoboyale.co.uk)

[www.curtisoboyale.co.uk](http://www.curtisoboyale.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**CURTIS O'BOYLE**

Sales & Lettings