

17 Mill Road
Maldon
CM9 5HX

£219,995



- Two Bedrooms
- First Floor WC
- Ground Floor Shower Room
- Sitting Room
- Kitchen
- Well Maintained Rear Garden
- Conservation Area
- Close to Promenade Park
- Close to High Street & Hythe Quay

viewing: strictly by prior appointment through Curtis O'Boyle
ref: 11230

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PRIME POSITION for both Promenade Park and the High Street! A delightful terraced cottage located within a conservation area offering **TWO BEDROOMS** and **CLOAKROOM W.C** to the first floor and **SITTING ROOM** with brick chimney breast, kitchen and shower room to the ground floor. Externally there is a well maintained **REAR GARDEN** measuring approximately 28'. This property has been **WELL MAINTAINED** by the current **VENDORS** and has the added benefit of being offered with **NO ONWARD CHAIN!**

ACCOMMODATION COMPRISES

- ENTRANCE** UPVC double glazed door leading to:
- SITTING ROOM** 13' MAX" x 10' 2" (3.96m x 3.1m) UPVC double glazed window to front, textured ceiling, red brick chimney breast with inset gas coal effect fire with back boiler, four wall light points, radiator, character beams to one wall, latched door with step down leading to:
- KITCHEN** 8' 8" x 7' 10" (2.64m x 2.39m) UPVC double glazed window to rear, UPVC double glazed door to rear garden, range of white wall and floor mounted units, rolled edged work surfaces, inset sink and drainer with mixer tap, space for under counter fridge, cooker and fridge to remain, painted beams to ceiling, tiled floor, stairs leading up to first floor, latched door to:
- SHOWER ROOM** UPVC double glazed window to rear, built in shower cubicle and pedestal wash basin, radiator.
- REAR GARDEN** 28' x 12' (8.53m x 3.66m) Commences with a paved patio area and matching path to rear of the garden, lawn to either side, well maintained shrub borders, to the rear of the garden there is the remains of a red brick storage shed this is under a conservation order and can be removed with permission from Maldon District Council, but adds character and charm to the garden. There are gates to either side of the garden, as the neighbour has right of way across the garden and this property has a right of access to the street over the other neighbouring property.

FIRST FLOOR ACCOMMODATION

- BEDROOM ONE** 11' 7" x 10' 2" (3.53m x 3.1m) UPVC double glazed window to front, textured ceiling, radiator, two double built in wardrobes one of which houses the water tank and hot water cylinder. telephone point, access into loft space.

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- BEDROOM TWO** 7' 9" x 6' (2.36m x 1.83m) UPVC double glazed window to rear, radiator, smooth sloped ceiling.
- CLOAKROOM** Obscured UPVC double glazed window to rear, White close coupled WC and wall mounted hand wash basin.
- AGENTS NOTE:** We have been advised by the current vendors that the rear roof was replaced in 2015.



GROUND FLOOR
APPROX. FLOOR
AREA 203 SQ.FT.
(18.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 208 SQ.FT.
(19.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 411 SQ.FT. (38.1 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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fixtures & fittings

unless fixtures and fittings are specifically mentioned on these particulars then they are not included in the sale price

photographs

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