



BRITISH  
PROPERTY  
AWARDS

2020 - 2021  
★★★★★

GOLD WINNER

LETTING AGENT  
IN LEIGH-ON-SEA



BRITISH  
PROPERTY  
AWARDS

2018-2019  
★★★★★

GOLD WINNER

LETTING AGENT  
IN LEIGH ON SEA



BRITISH  
PROPERTY  
AWARDS

2017  
★★★★★

GOLD WINNER

ESTATE AGENT  
IN LEIGH-ON-SEA



## Wantz Road, Maldon

BEAUTIFULLY PRESENTED PERIOD HOME: Castle Estate Agents are pleased to offer FOR LET this delightful TWO DOUBLE BEDROOM COTTAGE with 2 RECEPTION ROOMS, MODERN KITCHEN and BATHROOM, FEATURE FIRE PLACE set in this excellent location within walking distance of Maldon's bustling High Street.

- Two Double bedrooms
- Stylish First Floor Bathroom
- Close to Splash park
- Gas central heating
- Walk to Town center
- Terraced Cottage
- Two Reception Rooms
- Walk to River Chelmer
- Long let
- Walk to local schools

**£1200 PCM**

## Front aspect

Front is mainly gravelled with picket fence, double glazed front door with frosted glass inset to:

## Lounge 13' 11" by 11' 10" (4m 24cm by 3m 61cm), max

Double glazed UPVC window to front aspect with fitted blinds, feature centrepiece cast iron fireplace set in exposed brick chimney breast, radiator, laminated wood flooring, tv and power points, half wood panelled walls door to.



## Dining room 13' 11" by 8' 10" (4m 24cm by 2m 69cm), ()

Double glazed UPVC window to rear aspect with fitted blinds overlooking the rear garden. Stairs rising to first floor, radiator, laminated wood flooring, power points, open to:



## Kitchen 10' 1" by 7' 9" (3m 7cm by 2m 36cm), ()

Double glazed UPVC window and door to rear aspect with fitted blinds opening onto the garden, modern fitted kitchen comprising enamelled sink with mixer taps and drainer set in wood effect work surfaces with tiled splashbacks and range of eye and base level units, built in oven with ceramic hob and extractor over, tiled flooring, spot lights, space for further appliances.



## First floor landing

Loft access, storage cupboard, doors to:

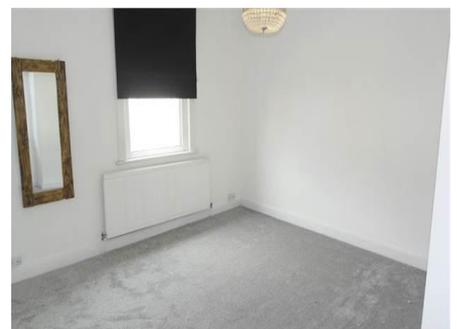
## Bedroom 1 14' by 11' 10" (4m 27cm by 3m 61cm), ()

Double glazed UPVC window to front aspect with fitted blind, radiator, power points.



## Bedroom Two 8' 11" by 8' 10" (2m 72cm by 2m 69cm), ()

Double glazed UPVC window to the rear aspect with fitted blind, radiator, power points.



*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*

## Bathroom 10' by 7' 9" (3m 5cm by 2m 36cm), (I)

Double glazed frosted UPVC window to rear aspect, White 3 piece suite comprising free standing roll-top claw-foot bath with mixer taps and shower attachment and wall mounted shower over, low level WC and large free standing vanity basin, built in cupboard, fully tiled walls, lino flooring, radiator.



## Rear garden

Enclosed by panel fence, laid to lawn with raised decked area to rear, large wooden workshop with power and light as well as brick built storage shed, gated access to end of terrace.



## Agents Note re parking

Residents permit parking to front of property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	65	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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