



62 Mariners Way, Maldon , Essex CM9 6YW
Price £370,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

Situated within one of Maldon's more sought after locations is THREE bedroom home with adjacent GARAGE and parking on the driveway. The property offers a delightful shower room with counter top sink basin and walk in shower cubicle. The ground floor offers a lounge/diner and a kitchen/breakfast room with door to the SOUTH facing rear garden. Council Tax Band D. Energy Performance Rating C.

Master Bedroom 13'4 x 12' (4.06m x 3.66m)
Two pvc double glazed windows to front, radiator.

Bedroom 2 11'6 x 7'9 (3.51m x 2.36m)
Pvc double glazed window, radiator.

Bedroom 3 9'8 x 8'4 (2.95m x 2.54m)
Pvc double glazed window, radiator.

Shower Room
Pvc double glazed window, ladder chrome style radiator. Three piece white suite comprising of Counter top style sink bowl with tap and drawers under, wc and low profile shower tray with glass shower screen and shower system. Tiled to walls.

Landing
Storage cupboard with space for washing machine, access to loft. Stairs down to.

Entrance Hall
Entrance Hall and door to.

Lounge/Diner 19'3 x 11'9 (5.87m x 3.58m)
Pvc double glazed bay window, radiator. Door to.

Kitchen/Breakfast Room 11'9 x 8'11 (3.58m x 2.72m)
Pvc double glazed window and door to garden. Selection of base and wall cabinets, four ring gas hob and extractor fan over. Space for fridge and dish washer. Sink and drainer unit. wall mounted boiler.

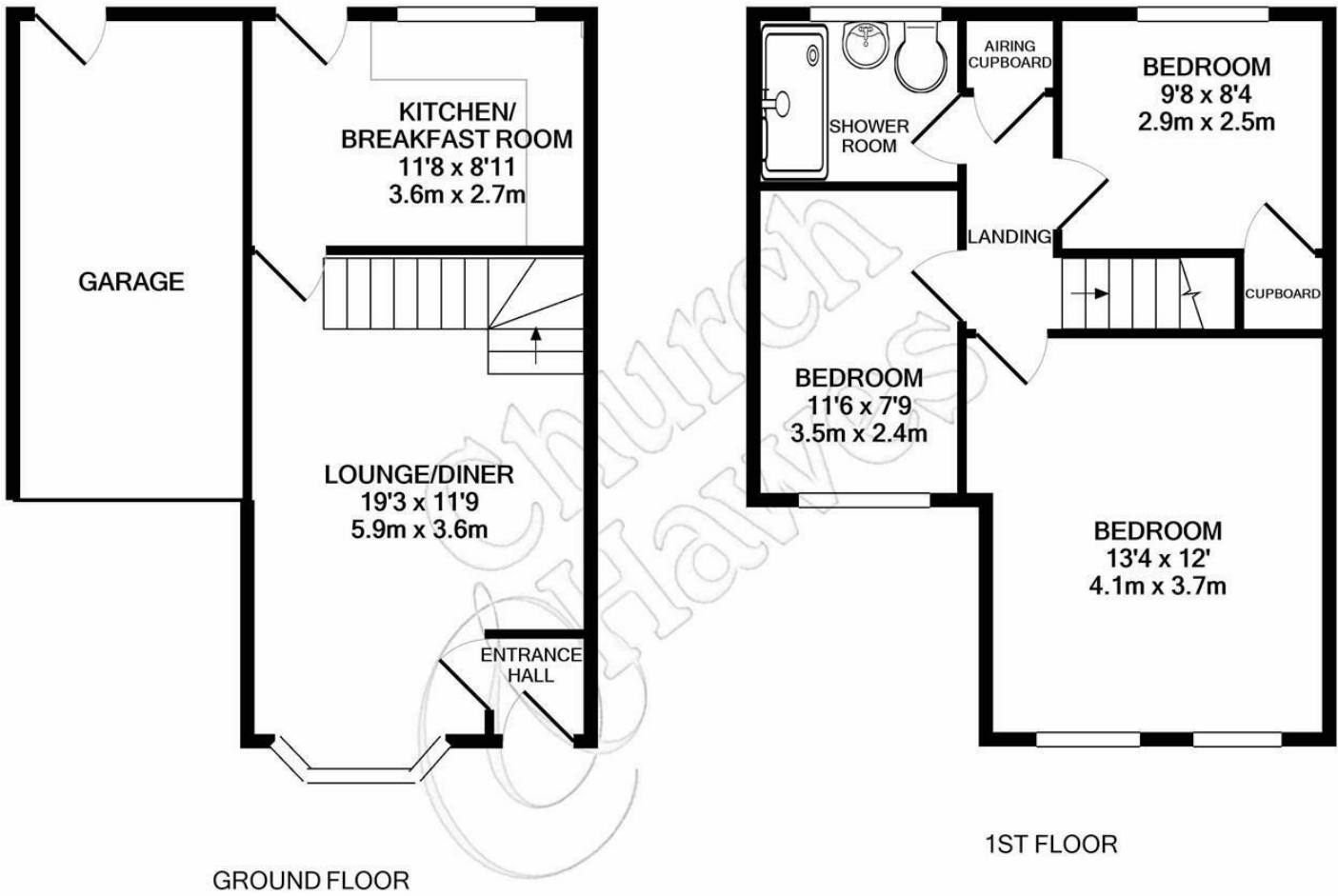
Rear Garden
Lawned with shrub and flower orders, access to side and outside tap. Door to garage.

Frontage
Parking on driveway leading to the garage.

Garage 17'8 x 8'2 (5.38m x 2.49m)
Up and over door, power and lighting. Door to garden.

Area Description
The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored by devoted owners, some are still in use commercially as charter vessels. The Hythe Quay offers historic pubs incorporating The Queens Head and Jolly Sailor both offering fine food. The Edwardian Promenade close to Hythe Quay enjoys stunning riverside walks and large amenity areas, including a children's splash park, which is ideal for picnics and family days out. Maldon's Historic High Street offers a unique and individual shopping experience and a Marks & Spencer's simply food, along with many coffee shops and restaurants. Further information can be found by visiting "www.itsaboutmaldon.co.uk" . Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool street station. The A12 leading to London is an approx. 15/20 minute drive, and access to the A127 and A13 is via the A130.

Agents Note
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 him/herself 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.



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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