



**Chaucer Close, Maldon, CM9 6DA**  
**Offers in excess of £300,000**

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



NO ONWARD CHAIN!! Nestled in the popular location of Chaucer Close, Maldon, this delightful terraced house required modernisation and offers an excellent opportunity for those seeking a comfortable family home. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The property also offers a lounge/diner, kitchen and a bathroom.

In summary, this three-bedroom terraced house in Chaucer Close is a fantastic opportunity for anyone looking to settle in a desirable area of Maldon. With its spacious living areas, convenient location, and the added benefit of a garage, this property is not to be missed. Council Tax Band C. Energy Efficiency Rating C.

### Main Bedroom

11'6 x 10'4 (3.51m x 3.15m)

Pvc double glazed window, radiator.

### Bedroom 2

11'11 x 8'7 (3.63m x 2.62m)

Pvc double glazed window, radiator. Cupboard housing Duplex boiler.

### Bedroom 3

9'6 x 7'4 (2.90m x 2.24m)

Pvc double glazed window, radiator.

### Bathroom

Pvc double glazed window, radiator. Three piece white suite comprising of wc, wash hand basin. Bath with shower system. Part tiled to walls.

### Landing

Loft access, Stairs to entrance hall.

### Entrance Porch

Entrance door and door into entrance hall

### Entrance Hall

Doors to kitchen/diner and lounge

### Kitchen/Diner

12'5 x 11'3 (3.78m x 3.43m)

Pvc double glazed window, radiator. Selection of base and wall cabinets with spaces for oven, washing machine and fridge/freezer. Sink and drainer unit.

### Lounge

18'5 x 10'11 (5.61m x 3.33m)

Two pvc double glazed windows and door to rear. Radiator.

### Rear Garden

Patio area and some shrubs.

### Frontage

Lawned garden with path to entrance door.

### Area Description

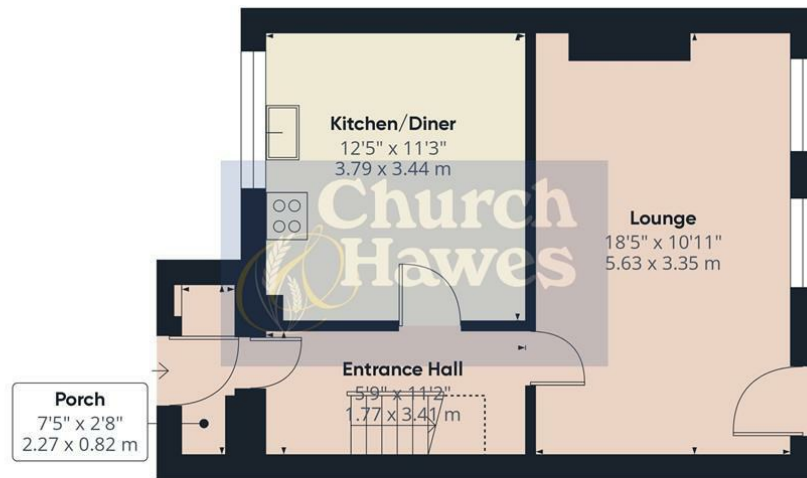
The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored. Maldon is also famous for its delectable product, Maldon Sea Salt, which is harvested in the area and is renowned worldwide. It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. Lastly, the impressive architectural features in Maldon, including the All Saints' Church with a unique triangular tower and links to George Washington (the 1st US President) and the Plume Library.

Neighbouring Heybridge enjoys its very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793.

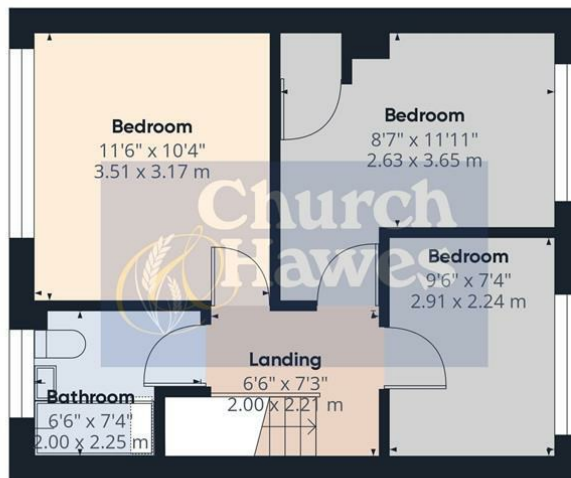
Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

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:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale



Floor 0



Floor 1

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

819.01 ft<sup>2</sup>  
76.09 m<sup>2</sup>

**Reduced headroom**

15.35 ft<sup>2</sup>  
1.43 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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