



Wantz Road, MALDON CM9 5DG



**william
h brown**

welcome to

Wantz Road, MALDON

****GUIDE PRICE £300,000 - £325,000**** Situated with WALKING DISTANCE OF A WEALTH OF AMENITIES including high street, PROMENADE PARK and several HIGHLY REGARDED SCHOOLS is this charming Victorian home with OFF ROAD PARKING TO REAR.



Entrance

Part glazed door to:-

Entrance Porch

Entrance door to:-

Lounge

19' 9" x 10' 9" Max (6.02m x 3.28m Max)

Double glazed UPVC windows to front and side, feature exposed brick wall, stairs to first floor with cupboard under, radiator, door to:-

Kitchen Diner

14' 9" x 9' 5" Max (4.50m x 2.87m Max)

Double glazed UPVC windows to side and rear, fitted kitchen comprising of stainless steel sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven with gas hob and extractor over, space for dishwasher, pantry cupboard, wall mounted Combi gas boiler, radiator, door to:-

Utility Room

Double glazed UPVC windows and door to rear opening onto the garden, space for appliances.

First Floor

Landing

Loft access, doors to:-

Bedroom One

10' 10" x 10' 10" Max (3.30m x 3.30m Max)

Double glazed UPVC window to front, clothes hanging space, radiator.

Bedroom Two

9' 6" x 6' 6" (2.90m x 1.98m)

Double glazed UPVC window to rear, radiator.

Bedroom Three

7' 11" x 6' 9" Max (2.41m x 2.06m Max)

Double glazed UPVC window to side, radiator.

Shower Room

8' 4" x 4' 7" (2.54m x 1.40m)

Double glazed UPVC window to side, contemporary suite comprising of double shower, low level WC and basin set in wood topped vanity unit, chrome heated towel rail.

Outside

Rear Garden

Low maintenance, laid to patio with large wooden storage shed to remain, gated side access.

Driveway

Shingle driveway to rear providing off road parking.



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welcome to

Wantz Road, MALDON

- Three Bedrooms
- Spacious Kitchen Diner
- Modern First Floor Shower Room
- Low Maintenance Garden
- Parking to Rear Off Road

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104886 - 0003

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