

Gate Street Mews, Maldon

CM9 5EF

CURTIS O'BOYLE

Sales & Lettings





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Situated in the centre of Maldon, Gate Street Mews forms a self-contained enclave, no other modern development adhering so closely to Essex Design Guide principles.

The property itself is offered with no onward chain and accommodation includes a spacious lounge/diner, fitted kitchen, double glazed conservatory, three first floor bedrooms and a bathroom. Paved low maintenance SSW facing rear garden with gated rear access to two allocated parking spaces.

ENTRANCE HALL Obscure double glazed entrance door, coved to smooth ceiling stairs to first floor, radiator, door to lounge.

LOUNGE 13' 10" x 12' 3" (4.22m x 3.73m) Double glazed window to front aspect, radiator, coved so smooth ceiling with inset downlighters, feature fireplace with coal effect gas fire, fibre broad point, telephone point, tv/satellite points, understairs cupboard with light, open plan to dining area.

DINING AREA 9' 4" x 8' 4" (2.84m x 2.54m) Double glazed French doors to conservatory, radiator, coved to smooth ceiling, inset downlighters, Nest thermostat control, doorway to kitchen.

KITCHEN 8' 9" x 6' 11" (2.67m x 2.11m) Double glazed window to rear aspect, smooth ceiling, shaker style fitted base and wall units, stainless steel sink unit with mixer tap inset into work tops, tiled splashbacks, wall mounted gas combi boiler concealed in cupboard, built in AEG double oven and grill, four ring gas hob with hood above, integrated Hotpoint washing machine, Bosch slim dishwasher and AEG fridge/freezer.

CONSERVATORY 12' 10" x 8' 1" (3.91m x 2.46m) Double glazed to three aspects, ceiling fan with remote control, two roof vents, wood effect laminated flooring, wall mounted electric heater, double glazed door to rear garden.

FIRST FLOOR LANDING Smooth ceiling with inset downlighters, loft access with ladder, airing cupboard with radiator.

BEDROOM ONE 9' 3" x 8' 11" (2.82m x 2.72m) plus wardrobe space. Double glazed window to rear aspect, radiator, smooth ceiling with inset downlighters, fitted wardrobes with mirrored sliding doors.

BEDROOM TWO 10' 2" x 9' 4" (3.1m x 2.84m) Double glazed window to front aspect, radiator, coved to smooth ceiling with inset downlighters.

BEDROOM THREE 7' 3" x 4' 3" (2.21m x 1.3m) + 4 1" x 2' 6" (1.24m x 0.76m) Double glazed window to front aspect, radiator, over stairs cupboard, smooth ceiling with inset downlighters.

BATHROOM 6' 5" x 5' 6" (1.96m x 1.68m) Obscure double glazed window to rear aspect, radiator, smooth ceiling, extractor fan, panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls, wall light above mirror.

REAR GARDEN Approx. 27' (8m) from back of conservatory extending to 40' (12m) Facing SSW, mostly paved, panelled fencing, timber shed, outside tap, gated rear access to two allocated parking spaces.

AGENTS NOTE Gate Street Mews subject to a management charge of approximately £200 per annum for general upkeep of communal areas etc.

MONEY LAUNDERING REGULATIONS Please be advised that all purchasers will need to adhere to current laws of money laundering and therefore will need to provide Curtis O'Boyle Agents with photographic identification and proof of residency identification before any transaction is started to comply with the legislation.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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