

# High Street, Maldon

CM9 5BX

CURTIS O'BOYLE

Sales & Lettings





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£280,000

Freehold of shop with 2 bedroom flat on Maldon High Street. Flat consists of a entrance hall from the front of the building, ground floor kitchen, first floor shower room, two bedrooms and lounge. Paved garden to rear. Shop currently let to the end of 2024 as a barbers with small kitchen area and WC.

COMMUNAL LOBBY Entrance door, doors to shop and flat.

FLAT ENTRANCE HALL Door from communal lobby, opening to kitchen/diner.

KITCHEN/DINER 18' 3" x 6' (5.56m x 1.83m) Double glazed window to rear aspect, double glazed French doors to rear garden, smooth ceiling, fitted base and wall units, stainless steel sink unit with mixer tap inset into work tops, built in electric oven and two ring hob, tiled splashbacks, wood effect laminated flooring.

## FIRST FLOOR

LOUNGE 11' 2" x 9' 10" (3.4m x 3m) Double glazed window to front aspect, smooth ceiling, wall mounted electric panel heater.

BEDROOM 7' 11" x 7' 10" (2.41m x 2.39m) Double glazed window to front aspect, smooth ceiling, wall mounted electric panel heater.

BEDROOM 8' 7" x 7' 1" (2.62m x 2.16m) Double glazed window to rear aspect, smooth ceiling, wall mounted electric panel heater.

SHOWER ROOM 6' 9" x 4' 2" (2.06m x 1.27m) Extractor fan, smooth ceiling, fitted shower cubical, vanity wash hand basin, dose coupled WC.

COURTYARD REAR GARDEN 17' 6" x 13' 3" (5.3m x 4m) approx. Mostly Paved.

## SHOP

FRONT AREA 12' 7" x 10' 5" (3.84m x 3.18m) Large window to front aspect, open plan to kitchen area.

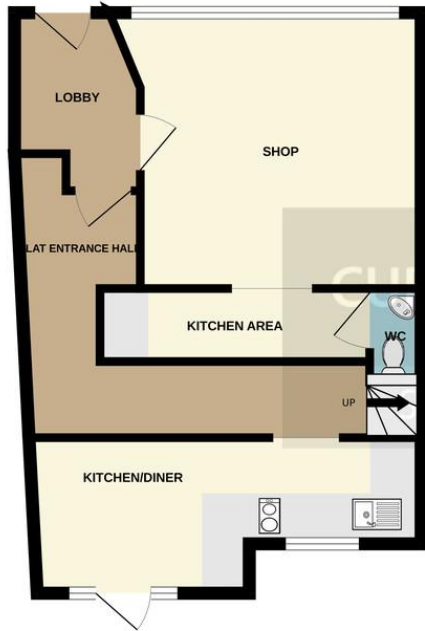
KITCHEN AREA & WC 12' 7" x 3' 3" (3.84m x 0.99m) Fitted unit, door to WC with wash hand basin and dose coupled WC



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

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (72.9 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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