

# Wentworth Meadows, Maldon

CM9 6EH



**CURTIS O'BOYLE**

Sales & Lettings



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CM9 6EH

£240,000

Offered with no onward chain and located close to the town centre a spacious first floor maisonette with two double bedrooms, study, lounge, fitted kitchen/diner and bathroom.

GROUND FLOOR ENTRANCE HALL Private entrance door, stairs to first floor accommodation.

FIRST FLOOR LANDING Cupboard housing gas boiler, doors to:

LOUNGE 14' 11" x 11' (4.55m x 3.35m) Double glazed window to front aspect, radiator, textured ceiling

KITCHEN/DINER 12' 10" x 11' 7" (3.91m x 3.53m) Double glazed window to side aspect, textured ceiling, radiator, fitted base and wall units, stainless steel sink unit, space for washing machine, electric cooker, tiled splashbacks.

BEDROOM 11' 7" x 11' 4" (3.53m x 3.45m) Double glazed window to front aspect, radiator, textured ceiling.

BEDROOM 10' 8" x 10' 8" (3.25m x 3.25m) Double glazed window to rear aspect, radiator, textured ceiling.

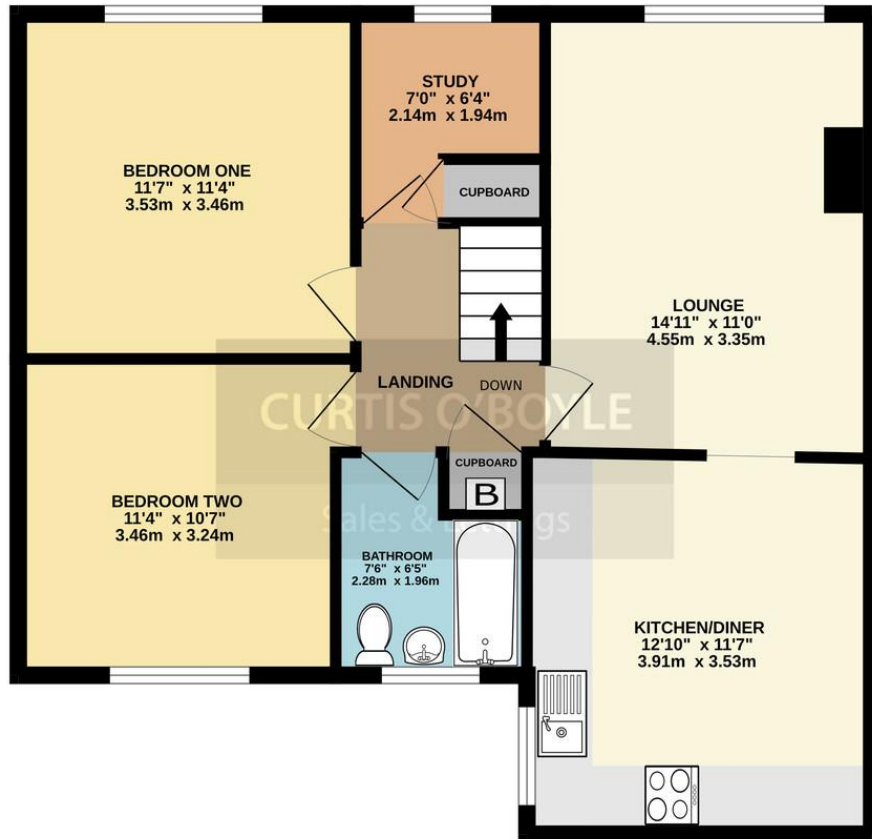
STUDY 6' 4" x 4' 10" (1.93m x 1.47m) plus recess. Double glazed window to front aspect, radiator, over stairs cupboard.

BATHROOM Obscure double glazed window to rear aspect, heated towel rail, panelled bath with mixer taps and shower attachment, vanity wash hand basin, close coupled WC, tiled splashbacks.



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

FIRST FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 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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