



Embleton Close, Maldon, Essex CM9 6FX
Guide price £290,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £290,000 - £300,000. Situated in the Historic town of Maldon is this Two/Three bedroom home (see agents note) which enjoys an impressive 19'7 OPEN PLAN LOUNGE/KITCHEN/DINER with French doors that lead to the low maintenance rear garden. The ground floor also offers a CLOAKROOM. There is also a three piece bathroom to the first floor. The property is double glazed and also offers gas central heating. Allocated parking. Energy Efficiency Rating B.



Entrance Hall

Entrance door and double glazed window, door to storage cupboard and cloakroom. Door to Open Plan Lounge/Kitchen/Diner.

Cloakroom

Double glazed window, wc and wash hand basin. Wall mounted boiler.

Open Plan Lounge/Kitchen/Diner 19'7 x 13'2 (5.97m x 4.01m)

This delightful room offers a range of gloss white base and wall cabinets with integrated appliances, four ring gas hob with extractor fan and built in oven. Island style breakfast bar with bar stools, tiled to kitchen area. Wood flooring to lounge area. Double glazed window and French doors to the rear garden. Stairs to first floor.

Landing

Doors to bedrooms and bathrooms. Access to loft.

Master Bedroom 13'3 x 7'7 (4.04m x 2.31m)

Two double glazed windows, radiator and large integrated window.

Bedroom 2 8'11 x 6'6 (2.72m x 1.98m)

Double glazed window, radiator, door to bedroom 3.

Bedroom 3 8'11 x 6'6

Double glazed window, radiator.

Bathroom

Three piece white suite comprising of wc, wash hand basin and bath with shower head over with glass shower screen, radiator.

Rear Garden

Low maintenance garden with artificial grass, shed and rear access.

Parking

Allocated parking

Agents Note 1

Please Note: Access to bedroom 3 is via bedroom 2. Bedroom 3 has been converted by adding a partition wall.

Agents Note 2

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 him/herself 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.

Area Description

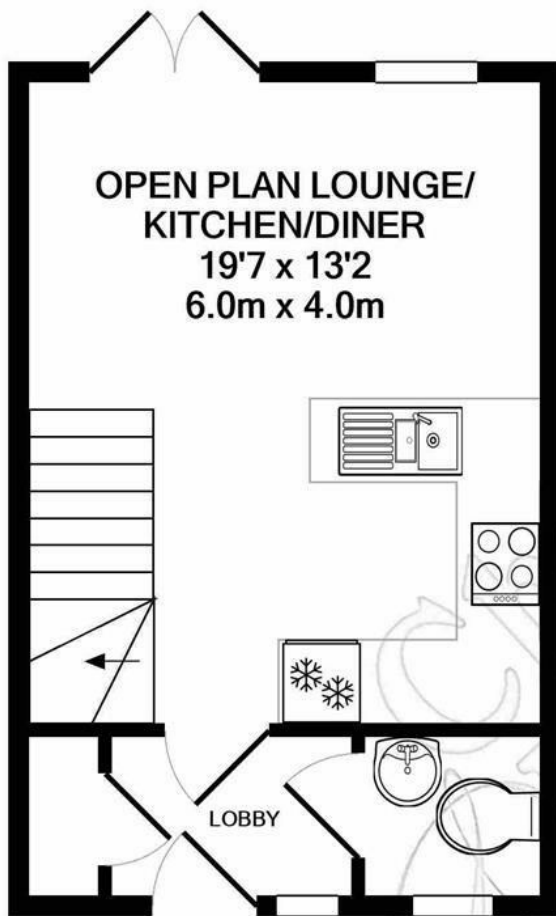
The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored by devoted owners, some are still in use commercially as charter vessels. The Hythe Quay offers historic pubs incorporating The Queens Head and Jolly Sailor both offering fine food. The Edwardian Promenade close to Hythe Quay enjoys stunning riverside walks and large amenity areas, including a children's splash park, which is ideal for picnics and family days out. Maldon's Historic High Street offers a unique and individual shopping experience and a Marks & Spencer's simply food, along with many coffee shops and restaurants.

Further information can be found by visiting "www.itsaboutmaldon.co.uk" .

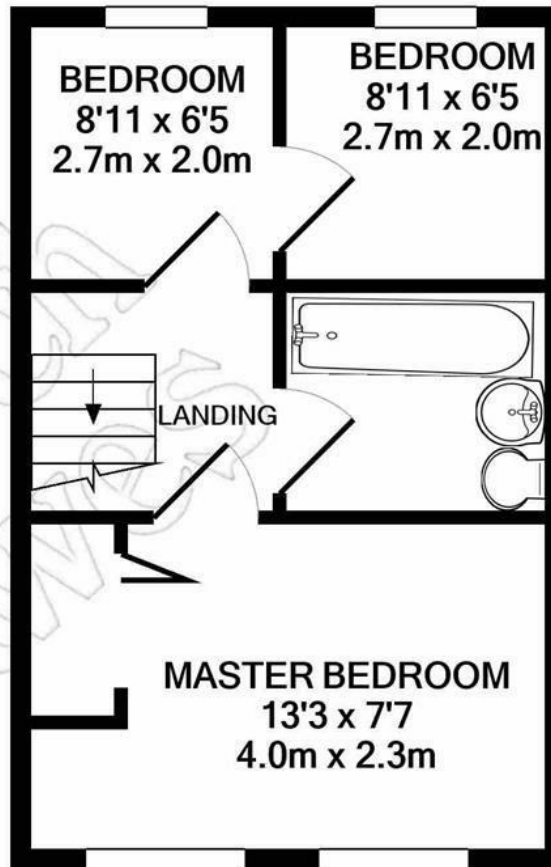
Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool street station. The A12 leading to London is an approx. 15/20 minute drive, and access to the A127 and A13 is via the A130.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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