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## 2 Bedroom Mid Terraced House located in Maldon.

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# Courtland Place Maldon CM9 6YE

## FULL DESCRIPTION

### OVERVIEW

We are pleased to offer this two bedroom terraced house, situated in a quiet cut de sac in the sought after riverside town of Maldon. Benefitting from two garages en-bloc, a good sized rear garden and a part boarded loft with ladder, this home would be perfect for first time buyers.

### ENTRANCE HALL

**11' 9" x 5' 10" (3.58m x 1.78m)**

Doors leading off to kitchen and living room, stairs to first floor and storage cupboard

### KITCHEN

**11' 4" x 5' 5" (3.45m x 1.65m)**

Window to front aspect, Fitted wall and base units, with gas hob with extractor, double electric oven and space for washing machine and American style fridge freezer.

### LIVING ROOM

**14' 1" x 11' 8" (4.29m x 3.56m)**

Double door and window to rear garden

### FIRST FLOOR

#### BEDROOM ONE

**11' 8" x 8' 3" (3.56m x 2.51m)**

Two windows to rear aspect and built in wardrobe

#### BEDROOM TWO

**9' 8" x 8' 1" (2.95m x 2.46m)**

Windows to front aspect, built in wardrobes and cupboard

### BATHROOM

**7' 1" x 5' 5" (2.16m x 1.65m)**

Bath with shower over, wash basin and WC

### OUTSIDE

To front there is an outdoor tap and a storage cupboard to the side of the front door with power sockets. To the rear there is a fence enclosed low maintenance garden with a decked area leading to a patio. The rear garden also has power sockets, lighting and a tap. There are also two garage en-bloc to provide storage and/or off road parking

### GARAGE 1

**17' 0" x 8' 2" (5.18m x 2.49m)**

### GARAGE 2

**17' 0" x 8' 2" (5.18m x 2.49m)**



2



1



0



B



C



614  
sq ft

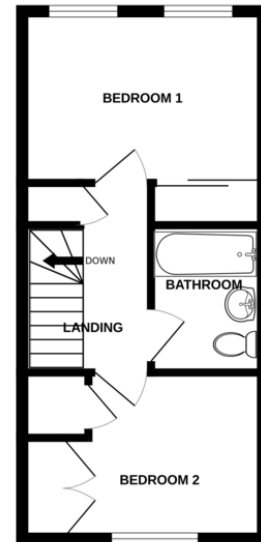
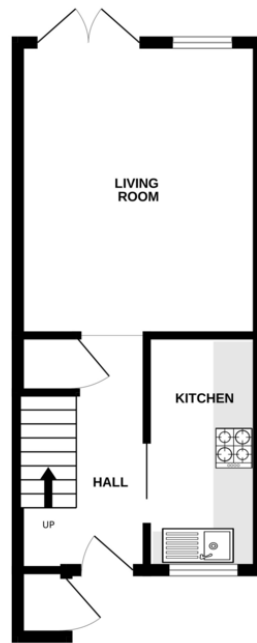
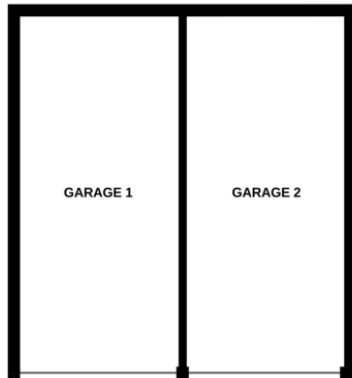
Guide Price  
**£290,000 to  
£310,000**



# FLOORPLAN

GROUND FLOOR

1ST FLOOR



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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## DIRECTIONS

CONTACT  
1 Church Road  
Tiptree  
Colchester  
Essex  
CO5 0LG

E [info@john-alexander.co.uk](mailto:info@john-alexander.co.uk)

T 01621 814334 [www.john-alexander.co.uk](http://www.john-alexander.co.uk)

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