

Paul Mason Associates



Maltese Road, Chelmsford, Essex, CM1 2PB  
Prices from £670,000

- For Sale by The Modern Method of Auction  
(Terms and conditions apply)
- Subject to Reserve Price - Buyers fees apply
- Unique Period 'Lodge Cottage' Property  
Close to The City Centre (Circa early C19th)
- Detached Home with 3 Bedrooms
- Two Bath/Shower Rooms
- Cellar With High Level Windows & Wine Cellar
- Extensive Parking Plus Integral Garage
- Positioned Centrally To Its Spacious Plot
- Prestigious Road Close To Train Station, Grammar Schools & City Centre
- External Modern Home Office With Annexe Potential

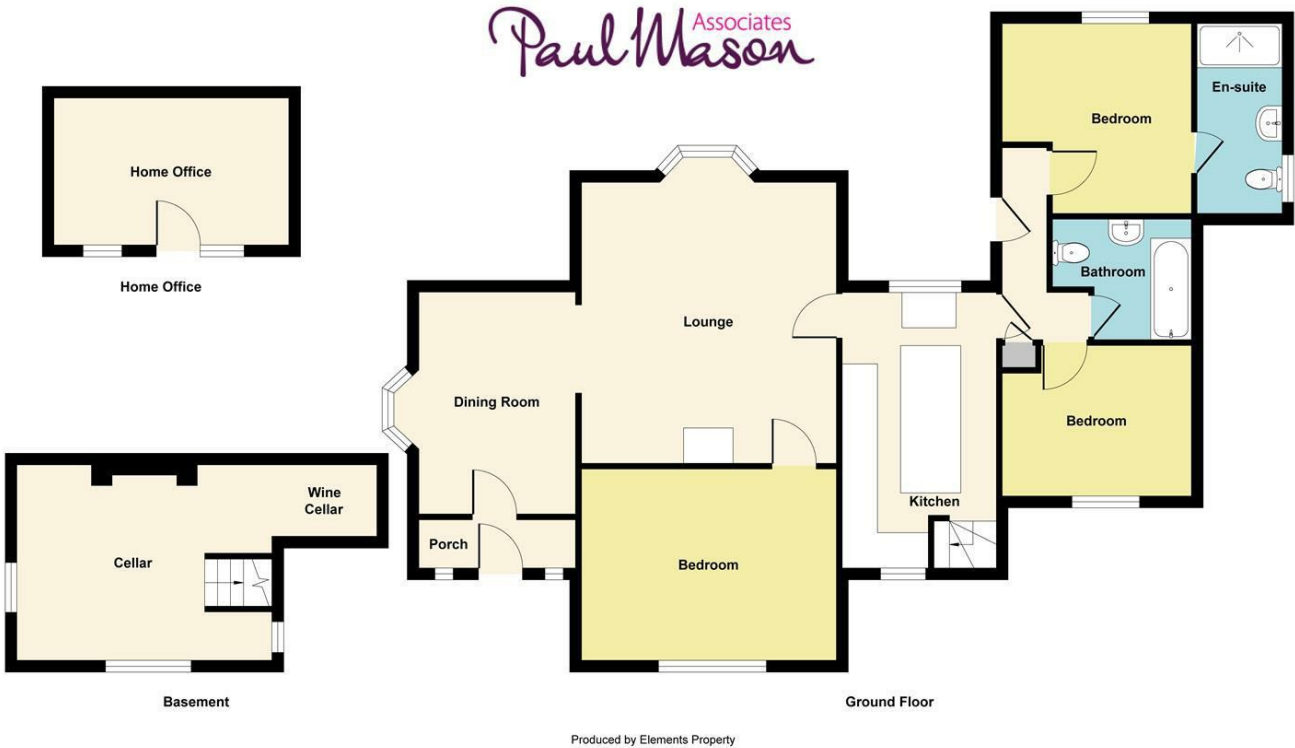
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
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For Sale by The Modern Method of Auction - Terms and Conditions Apply - Starting Price £670,000.....Gary Townsend at Paul Mason Associates proudly brings to market a fine example of a Detached Lodge Cottage dated to the early-mid C19th. Rarely available, this wonderful unique three bedroom home with thatched roof and timber Tudor windows offers a wealth of character throughout, and is described as ‘A good example of a domestic lodge cottage of historic, architectural and townscape interest’.

The property is located less than half a mile from Chelmsford city centre, providing convenient access to the town’s amenities. Chelmsford has a vibrant and bustling centre and there are excellent shopping options, with the High Chelmer Shopping Centre and Meadows Shopping Centre, along with the pedestrianised High Street. The city is also home to a wealth of excellent restaurants, cafés and bars, and boasts superb leisure and recreational facilities. Outstanding-rated state schooling is available at King Edward VI Grammar School or Chelmsford County High School for Girls, along with several outstanding primary schools, while Chelmsford is also home to several reputable independent schools. The property’s location is extremely convenient for transport connections, with the mainline station just three quarters of a mile away (35 minutes to London Liverpool Street), and the A12 within four miles.

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## DISTANCES

Chelmsford Train & Bus Stations: 0.9 mile  
King Edward Grammar School: 0.3 mile  
County High School: 0.5 mile  
Stansted Airport: 18.6 miles  
M25: 14 miles  
M11: 17 miles

## ACCOMMODATION

### GROUND FLOOR

#### Lobby

The property is entered via an oak doorway which provides room for coats and shoes, and leads you through to the Dining Room

#### Dining Room

3.76m x 3.25m (12'4" x 10'7")  
Glazed bay window to side, radiator, a selection of original exposed beams, wooden flooring and a vaulted smooth ceiling. Open to Lounge.

#### Vaulted Lounge

5.47m x 5.42 (17'11" x 17'9")  
A wonderful space with bay window overlooking the rear garden and full of period charm, feature fireplace with inset log burner, radiators, carpet to floor and a magnificent vaulted ceiling with exposed beams.

#### Kitchen

4.74m x 2.55m (15'6" x 8'4")  
Windows to front and rear aspects, range of matching base and wall units with a one and a half bowl sink drainer unit with central mixer tap and marble splashback and work surface, built-in electric double oven and gas hob, space for fridge/freezer and washing machine, central island, heated towel rail and a vaulted smooth ceiling.

#### Cellar

4.27m x 3.01m (14'0" x 9'10")  
The cellar has three high level windows and could be used for a variety of purposes.

#### Wine Cellar

2.64m x 0.70m (8'7" x 2'3")  
Positioned to one side of the cellar, ideal for wine storage.

#### Inner Hall

Leaded window to rear, carpet to floor, plus original oak door to a rear patio and garden.

#### Bedroom One

4.51m x 3.53m (14'9" x 11'6")  
Window to front aspect, radiator, wooden flooring and vaulted smooth ceiling. (The room previously had an en-suite fitted and the plumbing remains in situ).

#### Bedroom Two

3.31m x 3.25m (10'10" x 10'7")  
Entered via a unique curved door, window to rear, radiator, carpet to floor and smooth ceiling.

#### Bedroom Two En-Suite

Window to side, fully tiled, LLWC, pedestal wash hand basin, heated towel rail, shaver point, tiled flooring and smooth ceiling.

#### Bedroom Three

3.11m x 2.66m (10'2" x 8'8")  
Window to front, radiator, carpet to floor and smooth ceiling.

#### Family Bathroom

Panelled bath with central mixer tap and shower attachment over, LLWC, pedestal wash hand basin with tiled splashback, heated towel rail, tile flooring and smooth ceiling with sunken spotlights and 'sun pipe' fitted.

## EXTERIOR

### Home Office

4.92m x 3.06m (16'1" x 10'0")  
A wonderfully versatile space which is currently used as an Office, but would also be ideal for a Garden Room or Teenager Retreat/Annexe. The room is carpeted throughout, and has a vaulted ceiling, plus stable door to front and double glazed windows.

### Gardens

The part walled garden wraps around the property providing various areas to relax in and consists of a range of well stocked borders and a main lawn with patio area. There are also a range of specimen trees and plants.

### Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

### Garage & Driveway

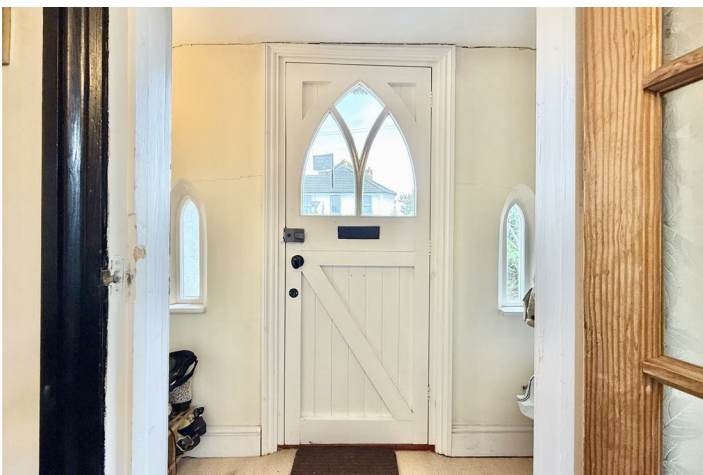
This unique property is accessed via a spacious gravel driveway that provides parking for multiple vehicles and which also leads to an integral garage.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



**Paul Mason** Associates

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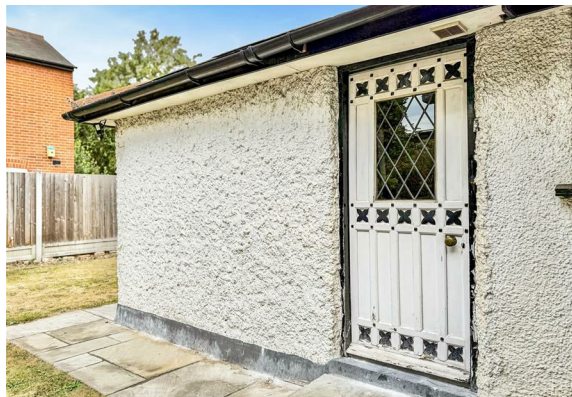
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Paul Mason Associates Limited Registered in England Number - 6767946  
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