

Catchpole Lane, Great Totham
CM9 8PY

CURTIS O'BOYLE

Sales & Lettings





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A fantastic opportunity to acquire a detached bungalow set on an impressive 0.26-acre plot in the highly sought-after village of Great Totham, just north of the historic market town of Maldon.

This three-bedroom property offers excellent potential and is in need of complete refurbishment, providing the perfect blank canvas for those wishing to create their ideal home.

Accommodation includes a lounge, kitchen, and bathroom, while outside features a generous garden, garage, and driveway offering ample parking.

ENTRANCE HALL Obscure glazed entrance door, cupboard housing oil fired boiler, airing cupboard.

BEDROOM ONE 11' 10" x 7' 11" (3.61m x 2.41m) Window to front aspect, radiator.

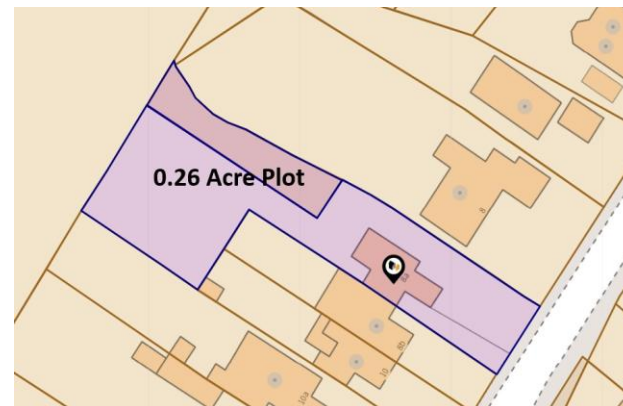
BEDROOM THREE 8' 7" x 6' 11" (2.62m x 2.11m) Window to side aspect, radiator.

BEDROOM TWO 12' 6" x 6' 10" (3.81m x 2.08m) Window to front aspect, radiator.

BATHROOM 7' 10" x 5' 5" (2.39m x 1.65m) + recess. Obscure glazed window to side aspect, radiator, panelled bath with mixer tap, pedestal wash hand basin, low level WC, part tiled walls, loft access.

KITCHEN 12' 4" x 7' 10" (3.76m x 2.39m) Window to side aspect, fitted base and wall units, tiled splashbacks, space for washing machine, built in electric oven and four ring hob, stainless steel sink unit, tiled floor.

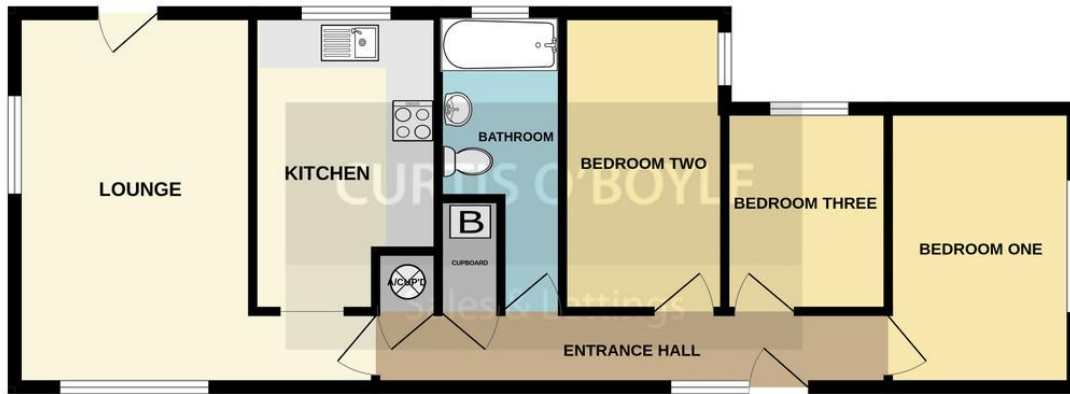
LOUNGE 15' 10" x 10' 2" (4.83m x 3.1m) Windows to side and rear aspects, glazed door to side aspect, radiator.





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

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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