



Heriot Way, Great Totham Maldon CM9 8BW

Welcome to

Heriot Way, Great Totham Maldon

GUIDE PRICE £260,000 - £270,000 Situated in the DESIRABLE VILLAGE of Great Totham, within a short walk of LOCAL SHOP, SCHOOL AND TRANSPORT LINKS, is this well presented one/two bedroom home, arranged over three floors.



Entrance Porch

Covered porch area, part glazed door to:-

Kitchen/Family Room

16' 5" x 11' 8" Max (5.00m x 3.56m Max)

Double glazed UPVC French doors to front opening onto the garden, further double glazed UPVC window to side, stairs rising to first floor, modern fitted kitchen comprising of sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units incorporating a range of appliances, wall mounted LPG boiler, radiator.

First Floor

Landing

Stairs rising to second floor, doors to:-

Lounge/Bedroom Two

11' 10" x 9' 10" Max (3.61m x 3.00m Max)

Double glazed UPVC window to front, radiator.

Bathroom

Double glazed UPVC window to side, stylish contemporary suite comprising of panel bath with shower over, low level WC and vanity basin, part tiled walls, chrome heated towel rail.

Second Floor

Landing

Skylight window to front, door to:-

Bedroom One

14' 6" x 8' 8" Max (4.42m x 2.64m Max)

Sloping ceiling, skylight windows to front, built in storage cupboards, radiator.

Outside

Front

Laid to patio seating area with further shingle area, wooden shed to remain.

Parking

Block paved allocated parking space.

Agents Note

An annual management charge of £290.45 applies to this property for up keep of development.



view this property online williamhbrown.co.uk/Property/MLN104254



Welcome to

Heriot Way, Great Totham Maldon

- Close to Shop & Bus Stop
- One / Two Bedrooms
- Modern Throughout
- Garden & Parking
- Desirable Village

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£260,000



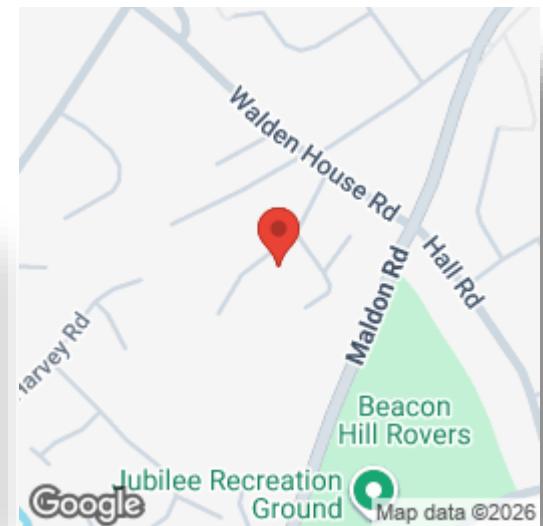
view this property online williamhbrown.co.uk/Property/MLN104254



Property Ref:
MLN104254 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

 william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex, CM9 5PB



williamhbrown.co.uk