



51 Mill Road, Great Totham, CM9 8DH

Guide price £500,000



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Some More Information...

From the covered storm porch and entrance door you lead into the entrance hall which gives access to all rooms. The sitting room is a good size which is currently utilised as a dual use sitting and dining room, this room has a central fireplace and is flooded with light from the oriel bay window to the front elevation, window to the side and two windows and single door leading to the lean to conservatory. The lean to, is of timber constructed with glazed elevations to three sides and central double doors leading out to the rear garden, a further single uPVC door leads into the kitchen, which is fitted with a range of eye and base level cupboards beneath work surfaces and includes space for washing machine and tumble dryer along with the fitted 4 ring hob, double oven and fridge/freezer. A further opening leads back into the entrance hall. From the entrance hall bedroom two is located to the front of the property with window to the front elevation and double doors give access to the fitted wardrobe space. Continuing along the entrance hall, there is a slim depth, wide storage cupboard and family bathroom opposite. The family bathroom comprises corner bath, W.C. and wash hand basin inset into a vanity unit, within the bathroom is the airing cupboard containing the domestic hot water cylinder. Beyond is the former fourth bedroom which has been converted into a large shower room, comprising shower enclosure, W.C. and vanity wash hand basin. At the end of the hall access is gained to bedroom one which has a window to the front elevation and a range of fitted wardrobes, whilst bedroom three is fitted with some desk work surfaces and has a window to the rear.

Externally...

Set back from the road the property has a large block paved driveway flanked by an area of lawn and mature tree and shrub planting with the driveway providing off street parking for a number of vehicles which in turn leads to the attached single garage with up and over door to the front and single door and window to the rear. Gated access leads to the side of the property around to the rear garden which is of a good size with mature tree and shrub planting and has a shingle pathway leading around the garden. To the rear there is a wildlife pond and two large sheds. To the opposite side of the property the oil

tank is located along with some raised beds ideal for vegetable growing or indeed could allow the property to be extended (subject to obtaining the relevant consents).

Location...

Located just 1.7 miles from Great Totham Primary School with its "good" Ofsted rating, and just 1.5 miles to the Great Totham Village Shop & Post Office, Great Totham also offers a Church, village hall and public houses. The nearby village of Wickham Bishops also offers a Library, village shop and Post Office, Mrs Salisbury's Tea Rooms, Olio's at The Chequers, along with Health Food shop, Estate Agents, Nail Salon and two hair dressers.

Located just 3.4 miles from the property is Benton Hall, Golf, Health, and Country Club, which offers not only an 18-hole championship golf course as well as the "Bishops" par 3, 9-hole course. The health club offers various classes along with indoor swimming pool, gymnasium, and spa facilities.

The historic quayside town of Maldon, is located approximately 5.7 miles away, provides a mixture of shops from independent, regional, and national retailers, schools, restaurants, and social amenities. The nearest railway station can be found 4 miles away at Witham with its fast and frequent service to London Liverpool Street Station.

Entrance Hall

Sitting Room

23'0" x 11'11" (7.01m x 3.63m)

Kitchen

11'1" x 8'5" (3.38m x 2.57m)

Lean to

18'8" x 7'9" (5.69m x 2.36m)

Bedroom One

13'0" x 11'9" (3.96m x 3.58m)

Bedroom Two

12'2" x 8'6" (3.71m x 2.59m)

Bedroom Three

11'2" x 6'9" (3.40m x 2.06m)

Bathroom

7'9" x 6'1" (2.36m x 1.85m)

Shower Room

8'8" x 7'10" (2.64m x 2.39m)

Services...

Council Tax Band - E

Local Authority - Maldon District Council

Tenure - Freehold

EPC - D

*Mains Electric

*Oil Fired Central Heating

*Mains Water

*Mains Drainage

* Construction Type - We understand the property to be predominantly of brick construction with uPVC windows.

*The property benefits from step free access to the front and

rear.

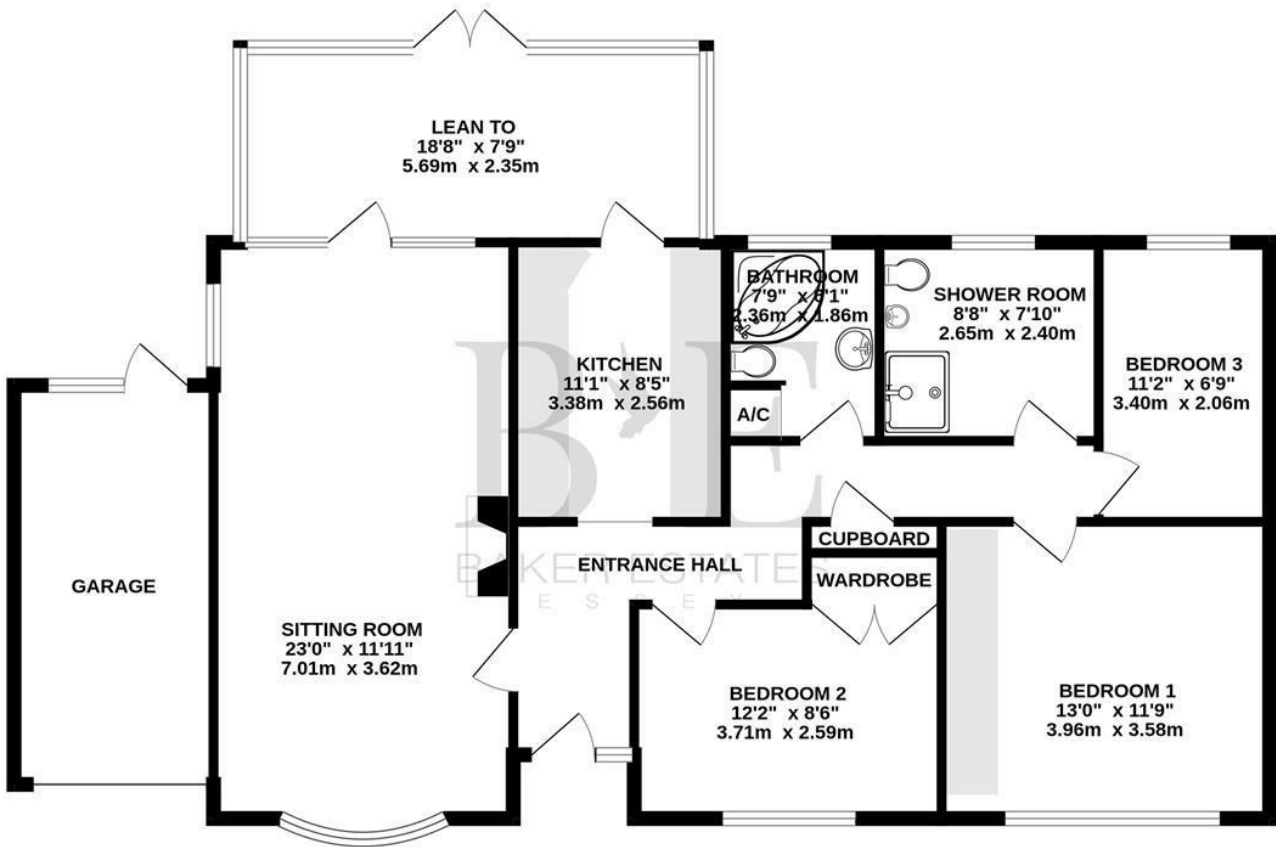
*Broadband Availability - Ultrafast Broadband Available with speeds up to 1000mbps (details obtained from Ofcom Mobile and Broadband Checker) – August 2024.

*Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 (details obtained from Ofcom Mobile and Broadband Checker) - August 2024.

* Flooding from Surface Water is shown in the area as a High Risk, Rivers and Sea - Very Low Risk * Flooding from Reservoirs Unlikely In This Area * Flooding from Ground Water - Unlikely In This Area



GROUND FLOOR
1208 sq.ft. (112.2 sq.m.) approx.

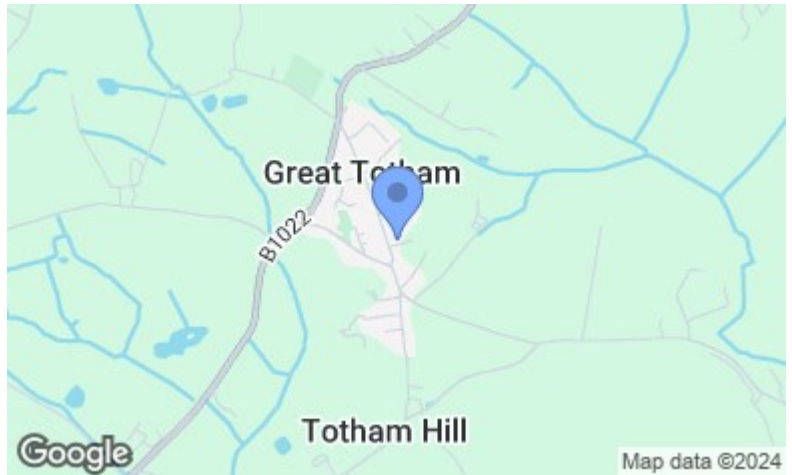


TOTAL FLOOR AREA : 1208 sq.ft. (112.2 sq.m.) approx.

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

Environmental Impact (CO ₂) Rating		Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales	EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.