



East Street | Tollesbury | Maldon | CM9 8QD

£1,400 Per Month



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A FOUR BEDROOM PROPERTY in a village location to the rear of a chemist. The ground floor comprises of a utility room and kitchen which is open plan leading into the smaller lounge/dining room. Upstairs benefits from a large lounge (actually above the the chemist), main bedroom with en-suite shower room and three smaller bedrooms. There is double glazing throughout and oil heating. The South facing garden extends over 60ft. Please read full details about the obligation for the Chemist.

- Four Bedrooms
- Newly Decorated
- Council Tax Band: C
- Attached to Chemist
- Available Mid October
- EPC Rating: E

Entrance Hall

New carpet, door to inner hall.

Inner Hall

Wooden flooring, stairs to first floor.

Lounge/Dining Room (Ground Floor)

10'9" x 15'1" (3.300 x 4.600)

Wooden flooring, double glazed french doors to rear garden.





Kitchen

13'1" x 9'8" (4.00 x 2.950)

Fully fitted with a range of units, work tops, stainless steel sink unit, built in electric oven & hob, dishwasher, tiled splash backs.

Utility Room

Wall mounted oil fired boiler, plumbing for washing machine, double glazed window and door to rear garden.

Landing

Two storage cupboards, doors off to all bedrooms.

Main Lounge (First Floor)

18'0" x 17'8" (5.50 x 5.400)

Nice bright room located at the front of the property above the chemist, radiators, ornamental fireplace, double doors leading to a study/second dining area.

Study/Second Reception Room

20'10" x 7'10" (6.370 x 2.400)

Windows along one wall, radiator, closed off door.

Bedroom One

15'2" x 10'11" (4.645 x 3.350)

Window to front, radiator, door to ensuite shower and WC.

En-suite

White suite with low flush WC, wash hand basin, shower cubicle and screen.

Bedroom Two

10'9" x 8'8" (3.300 x 2.660)

Radiator, double glazed window to rear.



Bedroom Three

8'7" x 8'8" (2.620 x 2.660)

Double glazed window, radiator.

Bedroom four

8'0" x 7'8" (2.445 x 2.350)

Double glazed window to side, radiator.

Bathroom

Full suite in white with shower cubicle, low flush WC, vanity wash hand basin, part tiled walls.

Garden

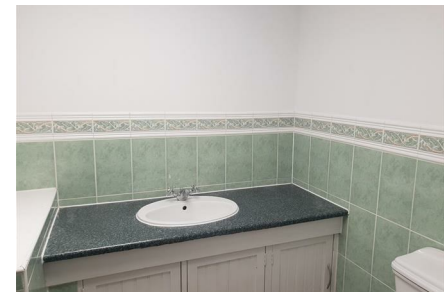
Extending over 60ft and is enclosed by fencing, garden shed, shingle area outside the French doors.

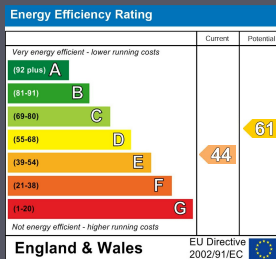
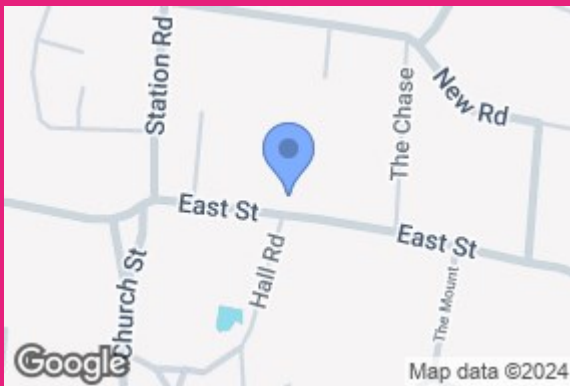
Agents Notes on Access

PARKING IS ON THE ROAD ONLY

PARKING IN FRONT OF THE CHEMIST IS FOR THE SOLE USE OF THE CHEMIST OWNER AND THEIR CUSTOMERS. THE CHEMIST ALSO HAS A DOOR FROM THE REAR OF THE PREMISES AND ACCESS MUST BE GIVEN TO THEM FROM TIME TO TIME THROUGH THE GARDEN.

ACCESS TO THIS PROPERTY IS DOWN AN ALLEYWAY TO THE LEFTHAND SIDE OF THE CHEMIST.





Equity House
 4-6 Market Street
 Harlow
 Essex
 CM17 0AH
 01279 400444
 hello@clarknewman.co.uk