



NP NICHOLAS
PERCIVAL

To Let. £1,750 PCM

11 The Paddocks, Great Totham, Essex, CM9 8PF

Incorporating **BS** BIRCHALL
STEEL



NP

A spacious, extended 4 bedroomed semi-detached house located in the popular Village of Great Totham. The property provides good sized family accommodation and is presented in good condition throughout.

TO LET £1,750 pcm | Unfurnished | Available Now | Deposit £2,015
Holding deposit £403 | EPC Band D | Maldon District Council Tax Band D

Ground Floor

Entrance Lobby. Cloakroom (Suite comprising hand basin and WC).

Lounge (Staircase to first floor, bay window to front, radiator). **Dining Room** (Two radiators, sliding doors to). **Conservatory** (with access to garden).

Kitchen (Incorporating 1 ½ bowl sink unit, range of wall and base units, built-in oven, hob and extractor, dishwasher, washing machine, refrigerator and deep freezer).

Utility Room (Floor-mounted oil fired boiler, door to rear, door to single integral garage).

First Floor

Landing (Access to roof void, airing cupboard). **Bedroom 1** (Window to front, fitted wardrobe, radiator).

En-suite/Shower Room (Suite comprising shower, hand basin and W.C. Ladder style towel rail.).

Bedroom 2 (Window to rear, radiator). **Bedroom 3** (Window to rear, radiator). **Bedroom 4** (Window to front, radiator).

Family Bathroom (Suite comprising bath, hand basin, W.C. and shower, half tiled walls, window to rear).

Outside

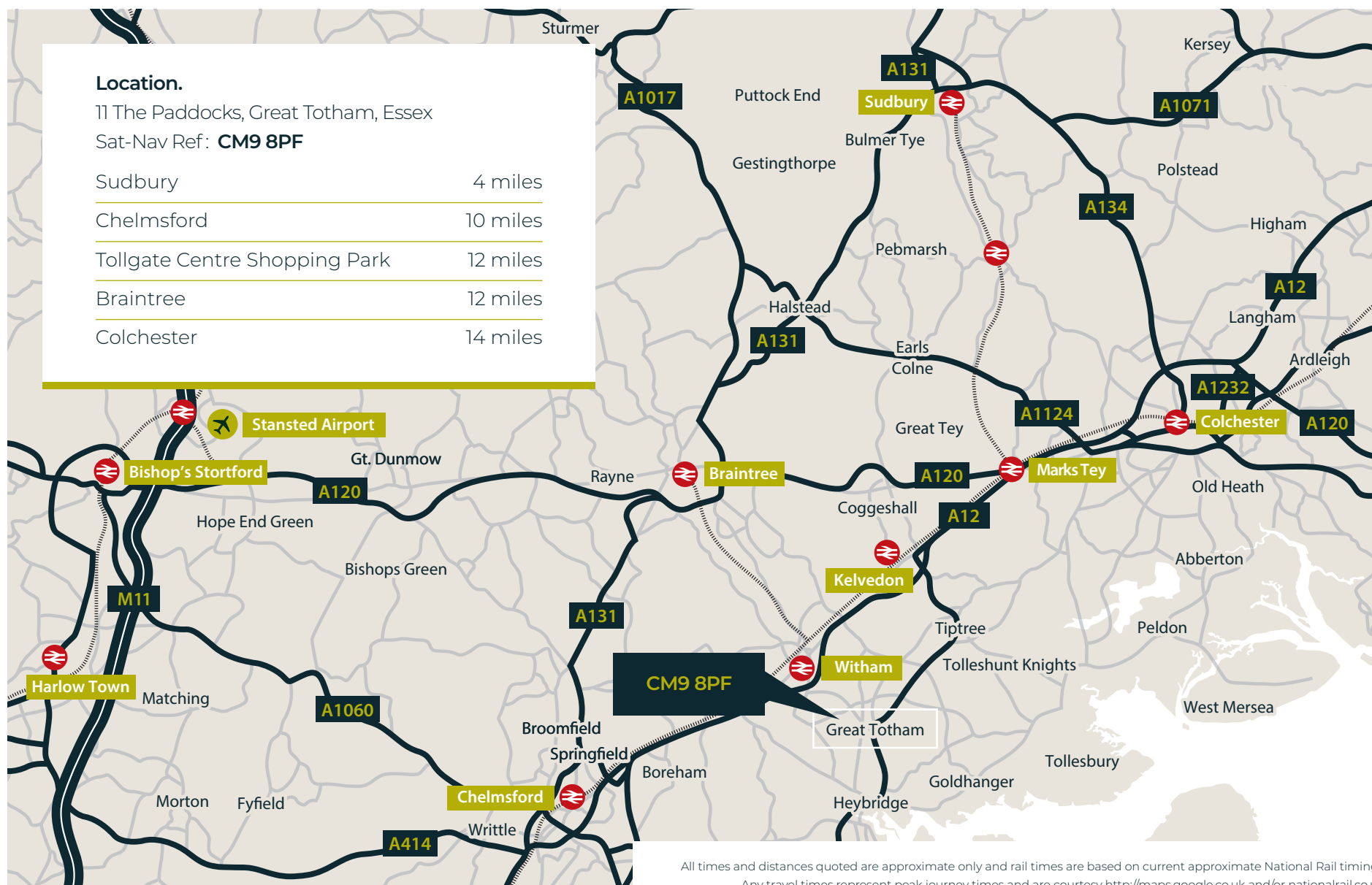
Parking to the front of the property, open plan front garden, fully enclosed attractive rear garden

Location.

11 The Paddocks, Great Totham, Essex

Sat-Nav Ref: **CM9 8PF**

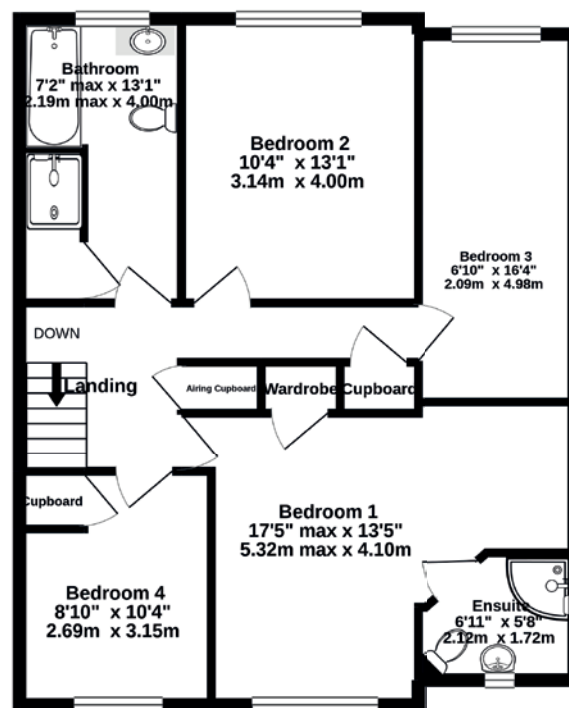
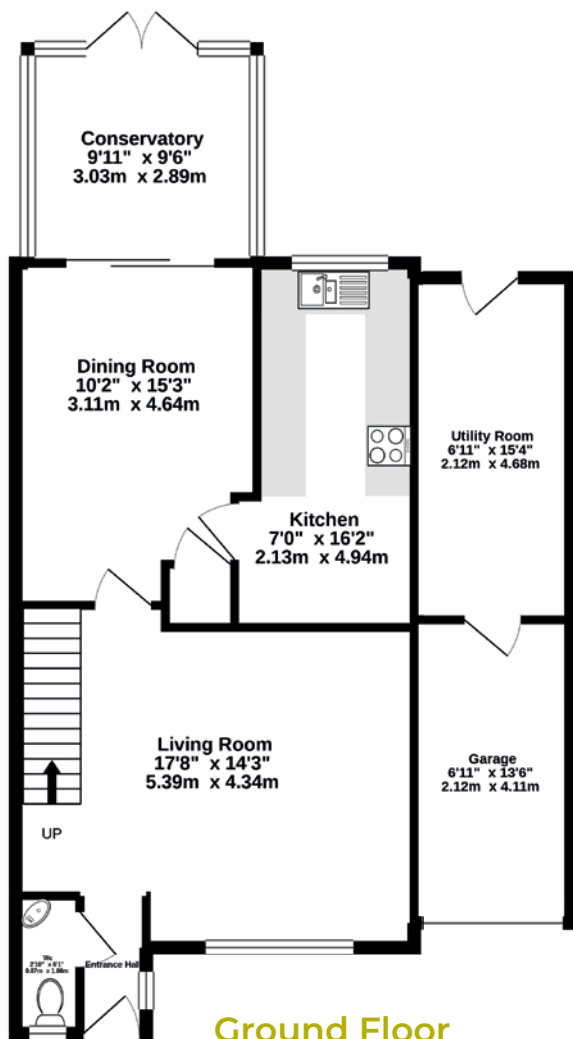
Sudbury	4 miles
Chelmsford	10 miles
Tollgate Centre Shopping Park	12 miles
Braintree	12 miles
Colchester	14 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk







Summary of Accommodation

- Entrance Lobby
- Cloakroom
- Lounge
- Dining Room
- Fitted Kitchen with some appliances
- Separate Utility Room
- Bedroom One with En-suite Shower Room
- Three Further Bedrooms
- Oil-Fired Central Heating
- Conservatory
- Off-Road Parking
- Garage

Total Approximate Floor Area: 1594 SqFt (148.1 SqMt)

Illustration for identification purposes only.
Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Letting Agents.

NP NICHOLAS
PERCIVAL

Incorporating **BS** BIRCHALL
STEEL

01206 563222

info@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.