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01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

51 Mell Road

Tollesbury

Essex

CM9 8SW

£299,950



3 bedroom semi-detached home

Off road parking

Long rear garden

Character features

Two reception rooms

Open fireplace in lounge

Situated on Mell Road in the village of Tollesbury, this semi-detached house with off road parking presents a practical living arrangement with three bedrooms, one bathroom, and two reception rooms. The kitchen, positioned at the rear of the house, is designed to accommodate everyday cooking needs with sufficient counter space and storage options. The garden, accessible from the kitchen, offers a private outdoor area suitable for various activities.

The three bedrooms are located on the upper floor. There is an option to introduce a cloakroom/shower room by converting a bedroom. The two reception rooms on the ground floor offer versatile spaces that can be adapted to suit different living arrangements, whether for dining, relaxation, or entertainment.

Tollesbury, known for its maritime heritage, provides a quaint village atmosphere with essential amenities such as local shops, schools, and recreational facilities. The surrounding Essex countryside offers opportunities for outdoor pursuits, while the nearby coastal areas provide scenic views and activities. The property is well-connected by road, offering access to larger towns and transport networks, making it a convenient location for commuting or exploring the wider region.

Lounge: 11' 11" x 11' 3" (3.63m x 3.43m)

Obscure glazed entrance door, open fireplace with tiled surround, window to front aspect, door to stairs and dining room.

Dining Room: 12' 5" x 9' 7" (3.78m x 2.92m)

Windows to rear and side aspects, radiator, doors to kitchen and stairs.

Kitchen: 9' 3" x 6' 9" (2.82m x 2.06m)

Galley style with worktops, inset sink with mixer tap, drawers and cupboards under, spaces for oven and washing machine, extractor fan, window and obscure glazed door to side aspect, opening to lobby.

Lobby

Space for fridge/freezer, door to bathroom.

Family Bathroom: 7' 6" x 4' 8" (2.29m x 1.42m)

White suite comprising panel bath with shower over and screen, close coupled w.c, pedestal wash basin, fully tiled, airing cupboard housing immersion tank, obscure window to rear aspect, radiator.

Bedroom 1: 11' 11" x 10' 0" (3.63m x 3.05m)

Window to front aspect, Victorianna fireplace, wardrobe cupboard, radiator.

Bedroom 2: 10' 0" x 9' 9" (3.05m x 2.97m)

Window to rear aspect, Victorianna fireplace, radiator, door to bedroom 3.

Bedroom 3: 9' 3" x 7' 0" (2.82m x 2.13m)

Window to side aspect, loft access (unchecked), radiator.

Rear Garden: 105' 0" x 15' 0" (32.00m x 4.57m)

Laid to lawn, vegetable patch, greenhouse, timber shed, panel fencing to boundaries, gate to front aspect.

Front garden

Hardstanding for off road parking for one vehicle.

Council Tax Band: C

The radiators are a German manufactured Fisker brand which are independently controlled.

All measurements are taken manually and whilst every care is taken with their accuracy, they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

AWAITING EPC AND FLOORPLAN

