



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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10 New Road  
Tollesbury  
Essex  
CM9 8QG

£340,000



- Three bedrooms
- Semi-detached
- Off road parking
- Large shed/workshop
- Sun room with w.c and utility
- Family bathroom
- Oil fired central heating
- Chain free

This three-bedroom, two-bathroom semi-detached house is located on New Road in Tollesbury. The property offers a spacious layout with two reception rooms, providing ample space for living and dining. The fitted kitchen is equipped with modern appliances and offers plenty of storage and counter space, making it functional for everyday use.

The property features off-road parking and a large shed/workshop, ideal for storage or hobbies. The outdoor space includes a garden area, offering a private retreat for outdoor activities.

Located close to a primary school, this home is well-situated for families. The oil-fired central heating ensures warmth throughout the property, and it is offered chain free, simplifying the purchasing process.

Porch

Entrance door, window to front aspect, radiator, sliding door to lounge.

Lounge/dining room: 25' 3" x 11' 11" (7.70m x 3.63m)

Sliding door to porch, two windows to front aspect, stairs to first floor, door to kitchen, three radiators.

Kitchen: 11' 11" x 8' 10" (3.63m x 2.69m)

Range of units comprising roll top work surfaces with inset stainless steel sink unit with mixer tap, drawers and cupboards under, fitted oven with inset hob and extractor over, window to rear aspect, wall mounted heated towel rail, window and part glazed door to sunroom.

Sun Room: 12' 10" x 12' 1" (3.91m x 3.68m)

Of brick and glazed construction, two Velux windows, spaces for washing machine and tumble dryer, oil boiler, door to rear garden, doors to utility room and W.c.

Utility Room: 5' 0" x 4' 10" (1.52m x 1.47m)

Spaces for fridge and freezer.

W.c: 5' 3" x 2' 9" (1.60m x 0.84m)

Close coupled w.c, window to rear aspect.

First floor landing: 9' 9" x 2' 11" (2.97m x 0.89m)

Radiator, loft access (unchecked), immersion cupboard.

Bedroom 1: 14' 0" x 12' 0" reducing to 8' 7" (4.27m x 3.66m)

Windows to front and rear aspects, stair head, radiator.

Bedroom 2: 12' 0" x 8' 11" (3.66m x 2.72m)

Window to rear with distant sea views, radiator.

Bedroom 3: 10' 9" x 8' 8" (3.28m x 2.64m)

Window to front aspect, radiator.

Family Bathroom: 11' 11" x 4' 3" (3.63m x 1.30m)

White suite with bath and shower over, pedestal wash basin, close coupled w.c, part tiled to walls, window to rear aspect, wall mounted heated towel rail.

Rear Garden: 50' 0" x 33' 0" (15.24m x 10.06m)

Laid to lawn, panel fencing and brick wall to boundaries, water tap, external power sockets, large shed/workshop, opening to front.

Driveway: 24' 8" x 8' 11" (7.52m x 2.72m)

Leading into the garden from the front.

Council tax band: C

AWAITING EPC & FLOORPLAN



