

HOME



Great Totham
Guide Price £300,000
3-bed detached house

Eaton Way

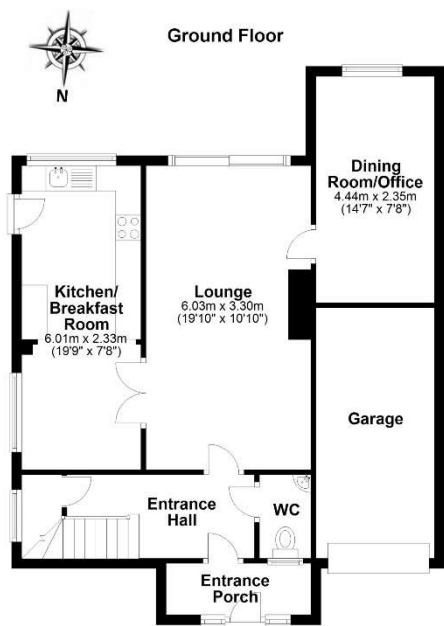
Situated in a popular village location and being immediately adjacent to open farmland, is this detached three bedroom property. This property is suitable for cash buyers only as there is an existing structural issue which prevents the house from currently being mortgageable. The accommodation comprises an entrance porch with a door leading to an entrance hall with a staircase to the first floor and a ground floor cloakroom. There is a good sized lounge with double glazed patio doors leading onto the rear garden and a further door leading to a playroom/study. In addition, there is a Kitchen/diner, which is fitted with a range of base and eye level units and has space and plumbing for a washing machine. Upstairs there are three bedrooms. The two bedrooms to the rear of the house have extensive farmland views. There is also a bathroom/WC. To the front of the house there is a driveway providing off-road parking for two cars and gives access to a garage. The rear garden commences with a patio area and has been laid principally to lawn with mature shrub beds. As previously mentioned, the garden is immediately adjacent to open farmland.

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370

Floor Plans



APPROX INTERNAL FLOOR AREA
71 SQ M 764 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
115 SQ M 1243 SQ FT
Including Garage
This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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APPROX INTERNAL FLOOR AREA
44 SQ M 479 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
115 SQ M 1243 SQ FT
Including Garage

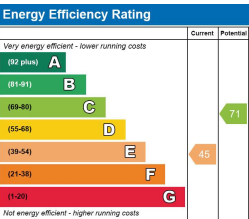
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Features

- Suitable for cash buyers only
- Existing structural issue
- No onward chain
- Two reception rooms
- Ground floor cloakroom
- Views over adjoining farmland
- Cul-de-sac location
- Three bedrooms
- Convenient for the A12
- Popular village location

EPC Rating



The Nitty Gritty

Tenure: Freehold

Agents Note - This property is suitable for cash buyers only as there is an existing structural issue which prevents the house from currently being mortgageable. Please call a member of our sales team for more information.

Council Tax: Band B is the council tax band for this property with an annual amount of £1636.10

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

