

Paul Mason Associates

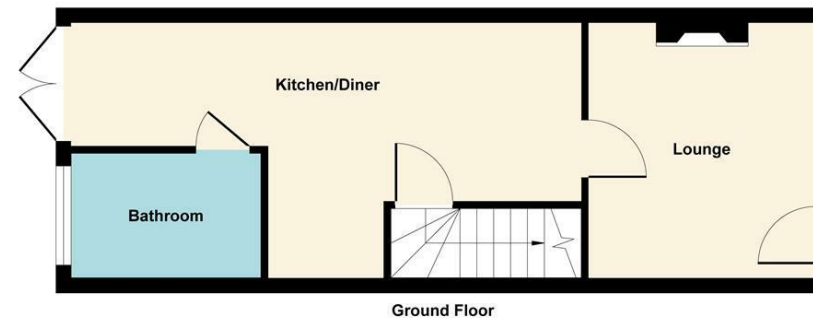
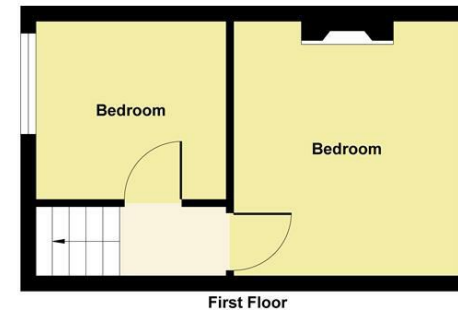


The Square, Tillingham, Essex, CM0 7TA
Guide price £290,000

- No Onward Chain
- Spacious Accommodation Throughout
- South Facing Rear Garden
- Kitchen/Breakfast Room
- Family Bathroom
- Two Bedrooms
- Overlooking Tillingham Green
- Close To Local Amenities
- Village Location
- EPC - E

NO ONWARD CHAIN.....This well presented two bedroom semi-detached cottage is set on the picturesque village green in Tillingham, a semi-rural area which offers beautiful coastal walks, a selection of amenities including shops, restaurants, public houses and a primary school. The neighbouring village also boasts a train station with links to London Liverpool Street. The accommodation includes a lounge, open plan kitchen/breakfast room and the family bathroom on the ground floor. To the first floor is a landing, master bedroom and bedroom two. Externally the property is set back from the road with a well-maintained and south facing rear garden. Viewing comes highly recommended to fully appreciate the size of the accommodation on offer.

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | | Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions | |
| | 88 | | |
| | 43 | | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

Distances

Accommodation

GROUND FLOOR

Lounge

Wooden entrance door.
Wooden sash window to front overlooking Tillingham Green. Feature multi-fuel log burner with fitted cupboard to both sides. Wood effect flooring. Opening to :-

Kitchen/Dining Room

French doors leading to rear garden. Modern cream units fitted to eye an dbase level with wood effect work surfaces, inset ceramic sink with drainer and tiled splashbacks. Four ring electric hob with extractor hood over. Electric oven. Space for washing machine, dryer and fridge-freezer. Double glazed skylight. Inset spotlights. Access to staircase leading to first floor with storage cupboard below. Wood effect flooring. Wall mounted radiator. Door to :-

Bathroom

Double glazed window to rear. Rolltop bath with shower attachments, low level WC and pedestal wash hand basin. Inset spotlights. Radiator. Part tiled walls. Wooden flooring.

FIRST FLOOR

Landing

Stairs to ground floor. Doors to :-

Bedroom One

Wooden sash window to front overlooking Tillingham Green. Feature cast iron fireplace. Built in cupboard/wardrobes to either side. Radiator.

Bedroom Two

Double glazed window to rear. Built in cupboard. Radiator.

EXTERIOR

South Facing Rear Garden

Commencing a decked seating area with the remainder laid to lawn with flowers and shrubs. Timber shed to remain. Access to frontage via side gate.

Frontage

Picket fence to boundary. Access to accommodation via entrance door. Access to rear garden via side gate. Outside lighting.

Services

Gas - N/A
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Electric

Local Authority - Maldon District Council

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

Important Notices.

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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