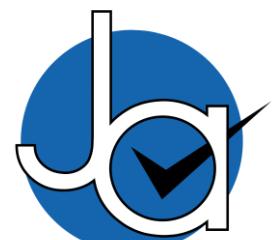




**2 bedroom Mid  
Terraced  
House located  
in Tollesbury.**

Guide Price  
£220,000 - £240,000

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**JOHN ALEXANDER  
ESTATE AGENTS**

# 47 North Road Tollesbury Maldon CM9 8RQ



2



1



2



B



EPC



689

sq ft

## OVERVIEW

Offered with no onward chain, this charming two bedroom mid terrace cottage sits just a short stroll from both the heart of Tollesbury village and the scenic sea wall. The property features open plan living on the ground floor, two double bedrooms upstairs, and a delightful westerly facing rear garden measuring approximately 72ft. With its character features and highly desirable location, early viewing is strongly recommended.

## STEP INSIDE

The front door opens into a welcoming lounge with a working open fireplace and a window overlooking the front of the cottage. This flows seamlessly into the dining area, which features exposed floorboards, under stairs storage, and stairs rising to the first floor.

To the rear is a classic galley kitchen offering a range of worktops, cupboards, and space for appliances, along with plumbing for both a dishwasher and washing machine. A rear lobby leads to the ground floor bathroom, fitted with a bath, wash hand basin, toilet, radiator, tiled floor, and part tiled walls.

Upstairs, the first floor landing provides access to two double bedrooms. Bedroom One sits at the front with exposed floorboards and a radiator, while Bedroom Two overlooks the garden and also includes a radiator.

## STEP OUTSIDE

The cottage enjoys a generous westerly facing garden, approximately 72ft in length, mainly laid to lawn-ideal for enjoying afternoon and evening sunshine. The outdoor

space offers excellent potential for landscaping, entertaining, or creating a peaceful retreat.

## LOCATION

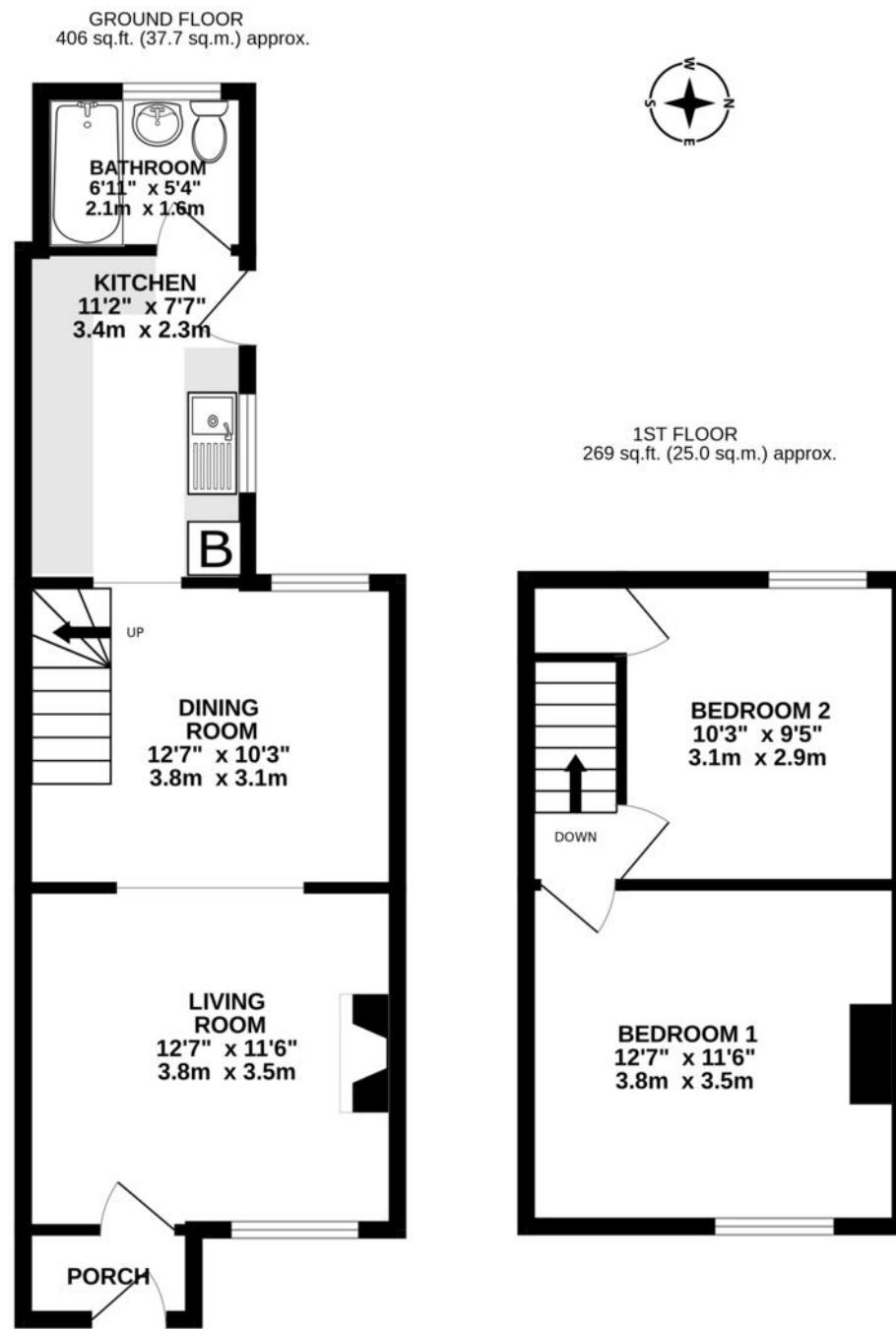
Situated on North Road, Tollesbury, the property is perfectly positioned within walking distance of the village's impressive selection of amenities. Tollesbury offers facilities that are increasingly rare in village locations, including a bakery, butcher, doctor's surgery, two local convenience stores, and a garage with petrol station.

For sailing enthusiasts, Tollesbury Marina and Sailing Club are close by, while the village's setting on the Blackwater Estuary provides access to picturesque coastal walks along the sea wall. This vibrant and well-connected village continues to be highly sought after, particularly for homes of this character and age.





## FLOORPLAN



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