



21 Mell Road, Tollesbury , CM9 8SW
Guide price £280,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

****GUIDE PRICE £280,000 - £290,000**** A WELL PRESENTED HOME CONVENIENTLY LOCATED IN THE CHARMING VILLAGE OF TOLLESBURY. This delightful house offers a perfect blend of character and modern living. Built in approximately 1890, the property has been extended and maintained throughout it's life. Spanning an inviting 745 square feet, this home features two spacious Reception Rooms in the form of a Living Room and Dining Room, ideal for both relaxation and entertaining. The modern Kitchen, has been well designed and benefits from views over the Garden. It is complemented by a lean-to, which provides a functional storage area. The property boasts two well-appointed bedrooms, each with the added luxury of en-suite facilities. One bedroom features an en-suite bathroom, while the other offers an en-suite shower room, ensuring convenience and privacy for all occupants. An additional benefit of this pleasant home is the Playroom/Loft Room which provides additional space that can be used to benefit the occupants needs. Outside, the rear garden is a true highlight, extending to approximately 80 feet. This outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air, providing a tranquil retreat from the hustle and bustle of daily life. Additionally, the property includes parking for one vehicle, a valuable asset in this picturesque village. With its blend of historical charm and modern amenities, this house on Mell Road presents an excellent opportunity for those seeking a comfortable and stylish home in Tollesbury. EPC: TBC, Council Tax: B.

Playroom/Loft Room 10'11 x 9'10 (3.33m x 3.00m)

Two double glazed velux windows to rear, eave storage to front and rear, ladder access to:

Bedroom 11'2 x 10'11 (3.40m x 3.33m)

Double glazed window to front, cast iron style radiator, feature fireplace, door into:

En-Suite Shower Room 5'8 x 4'3 (1.73m x 1.30m)

Suite comprising tiled shower unit, wash hand basin with mixer tap, w.c., part tiled to walls, tile effect flooring, extractor fan.

Bedroom 11'2 x 11'1 (3.40m x 3.38m)

Double glazed window to rear with distant views over the river, cast iron style radiator, feature fireplace, door to:

En-Suite Bathroom 7'7 x 5'2 (2.31m x 1.57m)

Obscure double glazed windows to side and rear, suite comprising low level w.c., wash hand basin with mixer tap, p-shaped bath with shower mixer tap and shower screen, heated towel rail, part tiled to walls, tiled floor.

Landing

Stairs down to:

Dining Room 14'1 x 11'0 (4.29m x 3.35m)

Part glazed door into lean to, cast iron style radiator, feature fireplace, under stairs area with larder shelves, access to kitchen and part glazed door to:

Living Room 11'2 x 11'0 (3.40m x 3.35m)

Part double glazed entrance door to front, double glazed door to front, feature fireplace, radiator, wood effect flooring.

Kitchen 10'6 x 5'2 (3.20m x 1.57m)

Double glazed window to rear, verticle radiator, range of units including an integrated fridge/freezer, low level oven and four ring electric hob

with extractor fan, sink drainer unit with mixer tap set into work surface, tiled splash backs, wood effect flooring.

Lean to 11'3 x 2'11 (3.43m x 0.89m)

Part glazed door to rear garden, windows to side, glazed to ceiling.

Rear Garden approx 80' (approx 24.38m)

Commences with paved decked area, outside tap, access to front via neighbouring property, steps down from decking to lawned area, fenced to boundaries, stepping stone style path to rear decked area and:

Shed 12'3 x 6'4 (3.73m x 1.93m)

Timber shed, power and light connected.

Frontage

Driveway with dropped kerb, slope leading to entrance,

Agents Note & Money Laundering

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

