



South Street, Tillingham , Essex CM0 7TB
Price £250,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****QUAINT, CHARMING, CHARACTER COTTAGE WITH NO ONWARD CHAIN!!**** Set in the heart of the ever sought after and picturesque village of Tillingham, is this red brick character cottage offering a superb opportunity for either a first time or investment purchaser. Living accommodation commences with a living room which leads to a kitchen with appliances to remain as well as a rear lobby providing access to a ground floor cloakroom. The first floor then offers a landing leading to two generously sized bedrooms and an impressive refitted shower room. Externally, the property enjoys a low maintenance courtyard garden. The village of Tillingham, in which the cottage sits centrally, provides an attractive village green, two popular public houses, village shop with post office, doctors surgery and is within a 10 minute drive to Southminster's railway station which offers direct links into London Liverpool Street. Viewing is strongly advised. Energy Rating D.



FIRST FLOOR:

LANDING:

Staircase down to ground floor, doors to:

BEDROOM 1: 11'8 x 11' (3.56m x 3.35m)

Double glazed window to front, radiator, cast iron feature fireplace, built in wardrobe.

BEDROOM 2: 8' > 4'4 x 6'6 > 4'10 (2.44m > 1.32m x 1.98m > 1.47m)

Double glazed window to rear, radiator, airing cupboard housing hot water cylinder.

SHOWER ROOM:

Radiator, refitted 3 piece white suite comprising fully tiled walk-in shower with glass screen, pedestal wash hand basin and close coupled wc, wall mounted cabinet, extractor fan, access to loft space, tiled walls and floor.

GROUNND FLOOR:

LIVING ROOM: 11'11 x 10'11 (3.63m x 3.33m)

Part obscure glazed wood panelled entrance door to front, double glazed window to front, radiator, exposed red brick fireplace, door to:

KITCHEN: 11'4 x 10'10 > 8'3 (3.45m x 3.30m > 2.51m)

Double glazed window to rear, radiator, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, cooker, fridge, freezer and washing machine all to remain, door to staircase up to first floor, built in under stairs storage cupboard, tiled floor, extractor fan, door to:

REAR LOBBY:

Glazed door to rear, tiled floor, door to:

WC:

Obscure glazed window to rear, 2 piece white suite comprising wc and wall mounted corner wash hand basin, base mounted oil fired boiler, part wood panelled walls, continuation of tiled floor.

EXTERIOR:

REAR GARDEN:

Low maintenance paved courtyard garden with pedestrian access at the rear from Casey Lane.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band A.

AGENTS NOTE:

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.

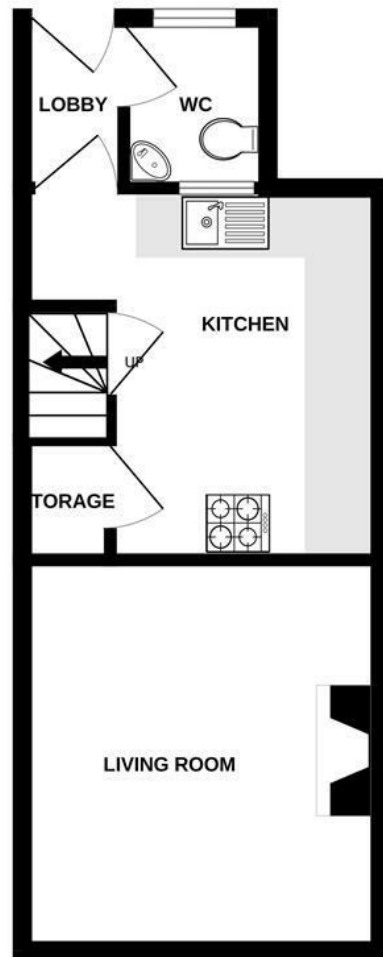
VILLAGE OF TILLINGHAM:

The village of Tillingham lies within the Maldon District and is situated midway between Burnham-on-Crouch, on the River Crouch, and St. Lawrence Bay on the River Blackwater, both of which are havens for the sailing enthusiast. Tillingham is a vibrant village and includes a Church of England primary school, two village pubs, a medical centre, local convenience store and the Church of St. Nicholas which has long associations with St. Paul's Cathedral. Rail services can be found at Southminster, Burnham-on-Crouch and South Woodham Ferrers. South Woodham Ferrers also has access onto the A130 dual carriageway connecting Southend and the A12 near Chelmsford.

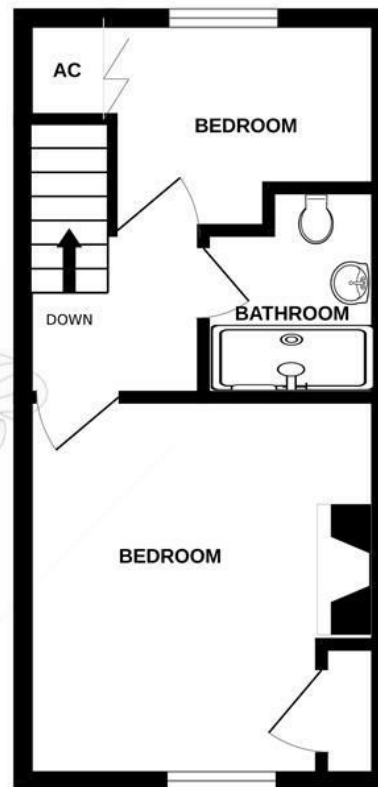




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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