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DAVID MARTIN
GROUP

Tudwick Road
Tolleshunt Major, Maldon, CM9 8LW

Guide Price £325,000 - £350,000

EPC Rating 'C'

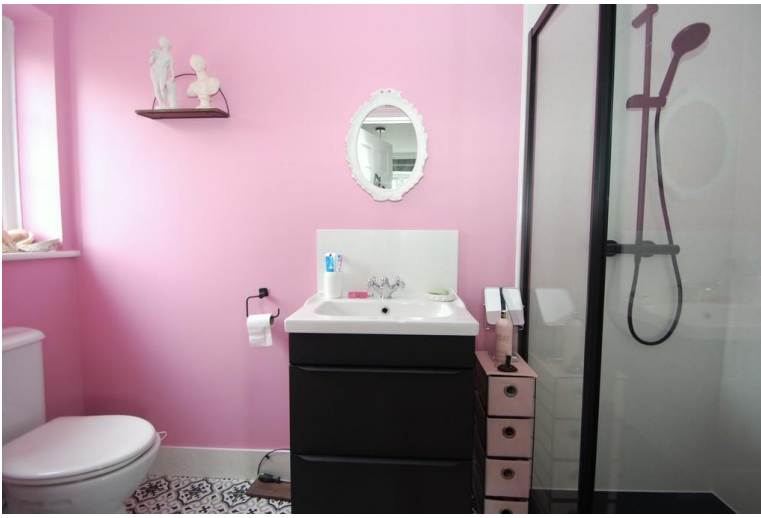
- Two Bedroom Semi Detached House
- Farmland Views
- Carport & Parking To Rear
- Character Features





Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom semi detached house situated in a non estate position in the sought after village of Tolleshunt Major with its pub, village community and good access to Tiptree and Maldon with their excellent range of amenities. The property offers character accommodation comprising of a welcoming entrance hall, lounge with double doors to the rear garden, kitchen/dining room and ground floor cloakroom. On the first floor there are two double bedrooms with ensuite shower room to the principal bedroom and stylishly fitted family bathroom. Externally the property benefits from gardens to front and rear and a carport and parking to the rear of the property. Viewing is highly recommended to appreciate the setting, space and character that the property offers.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, tiled floor, stairs rising to first floor landing, storage cupboard, radiator, door to:

LOUNGE

18' 10" x 10' 2" (5.74m x 3.1m) Being well lit by fully glazed double doors and window to rear aspect, radiator, the room features a log burner.

CLOAKROOM

White suite comprising of low flush WC, wall mounted wash basin, window to front aspect, splash tiling, radiator.



KITCHEN/DINING ROOM

16' 6" x 10' 10" (5.03m x 3.3m) Being comprehensively fitted with a range of units comprising of a ceramic sink unit inset to worksurface with drawers and cupboards beneath, adjoining worksurface with appliance storage and drawers cupboards under, matching range of eye level wall mounted units, integrated electric oven and hob, fridge/freezer, dishwasher and washing machine, splash tiling, space for dining table, tiled floor, bay window to front aspect and window to side, storage cupboard housing oil fired boiler.



LANDING

Access to loft space, radiator, storage cupboard, door to:

BEDROOM ONE

18' 10" x 10' 3" (5.74m x 3.12m) With potential to divide into two bedrooms, two windows to rear aspect, radiator, door to:

ENSUITE SHOWER ROOM

Stylish white suite comprising of low flush WC, wall mounted wash hand basin inset to vanity unit, double shower cubical, window to side aspect, splash tiling and tiled floor, heated towel rail.



BEDROOM TWO

12' x 9' 6" (3.66m x 2.9m) Window to front aspect, radiator.

FAMILY BATHROOM

8' 10" x 6' 6" (2.69m x 1.98m) White suite comprising of low flush WC, wash hand basin inset to vanity unit, free standing bath, splash tiling, tiled floor, window to front aspect, heated towel rail.



OUTSIDE

To the front of the property there is a landscaped garden, carport the rear of the property with parking for two vehicles, side access to the rear garden.

REAR GARDEN

Being well enclosed by panel fencing the garden is paved with flower beds and shrubs, wooden storage shed which we understand from the vendor is to remain, outside tap and light.

AGENTS NOTE

The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



GROUND FLOOR
459 sq ft. (42.4 sq.m.) approx.



1ST FLOOR
483 sq ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq ft. (90.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agents, solicitors and mortgage lender will not be bound and no guarantee can be given for accuracy of dimensions, call for plans.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.