



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Station Road**  
Tollesbury, Maldon, CM9 8RB

**£325,000**  
EPC Rating 'E'

- Three Bedroom Semi-Detached House
- CHAIN FREE
- 95ft. Rear Garden
- Central Village Location







## Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom semi-detached house situated in the sought after charming village of Tollesbury offering a good range of local amenities including shops, pharmacy, pubs, cafes, a doctors surgery and a good rated primary school and its picturesque marina offering costal walks. The property consists of a spacious open kitchen/dining with brick built open fire place, separate lounge with sliding doors into the rear garden and a further brick built open fire. On the first floor there are three bedrooms and a shower room. Externally the property benefits from a driveway to the front and a 95ft. enclosed garden to the rear. The property is being sold CHAIN FREE and offers great potential to improve and extend (subject to planning).







#### DINING ROOM

11' 10" x 11' 01" (3.61m x 3.38m) Enter the property via a part glazed entrance door to front aspect, window to front, radiator, brick built open fireplace, open to:

#### KITCHEN/BREAKFAST ROOM

11' 10" x 11' 04" (3.61m x 3.45m) Window to rear, fitted with a range of base units incorporating a sink with drainer and mixer tap, space beneath for appliances, floor standing oil fired boiler, door to:

#### HALLWAY

Door to side, window to front, radiator, stairs rising to first floor landing.

#### LOUNGE

12' 08" x 11' 11" (3.86m x 3.63m) Sliding doors to rear garden, brick built open fire, radiator, windows to front and side.

#### LANDING

Window to side, built in cupboard, loft access, radiator.

#### BEDROOM ONE

11' 04" x 10' 09" (3.45m x 3.28m) Window to front, built in wardrobe, radiator.



#### BEDROOM TWO

11' 11" x 11' 07" (3.63m x 3.53m) Window to rear, radiator, built in wardrobe with sliding doors.

#### BEDROOM THREE

11' 04" x 6' 01" (3.45m x 1.85m) Window to rear.



#### SHOWER ROOM

Window to front, walk in shower, low level W.C, hand wash basin, fully tiled.





**OUTSIDE**

**FRONT**

Driveway to side of property, side access to rear garden.

**REAR GARDEN**

Enclosed Garden measuring approx. 95ft, timber shed and log store, oil tank.



GROUND FLOOR  
439 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The various, options and appliances shown here are not shown and no guarantee as to their operability or efficiency can be given. Made with Hologram 02/24

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 41 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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