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DAVID MARTIN  
GROUP

**Station Road**

Tollesbury, Maldon, CM9 8RB

**Guide Price £300,000 - £325,000**

EPC Rating 'E'

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







## Property Description

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David Martin Estate Agents are thrilled to present this delightful three-bedroom semi-detached home, nestled in the heart of the sought-after village of Tollesbury offering a charming village setting and excellent local amenities, and its picturesque marina with scenic coastal walks. Inside, the property boasts an open-plan kitchen/dining area, complete with a characterful brick-built open fireplace. The separate lounge features another brick-built open fire and sliding doors that open directly onto the generous rear garden. Upstairs, you'll find three bedrooms and a shower room. Externally, the property benefits from a driveway at the front and a stunning 95ft. enclosed rear garden perfect for gardening enthusiasts, or future expansion (subject to planning permission). Offered CHAIN FREE, this home presents a fantastic opportunity for buyers looking to modernize and extend while enjoying the beauty and convenience of village life.







#### 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

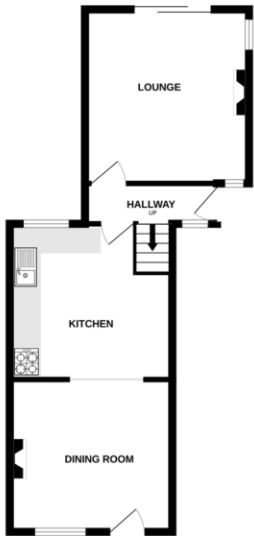
### FRONT

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

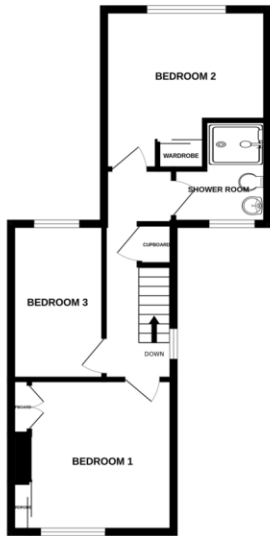
### REAR GARDEN

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

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



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



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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