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DAVID MARTIN
GROUP

Mell Road

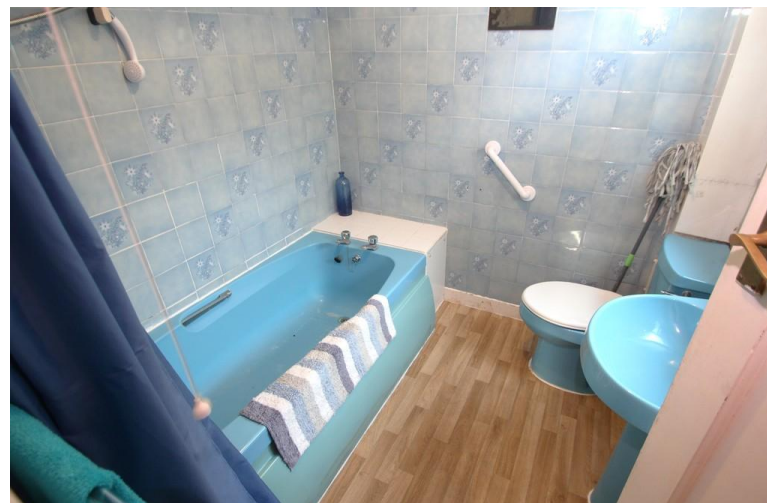
Tollesbury, Maldon, CM9 8SW

Offers In Excess Of £225,000

EPC Rating 'TBC'

- Two Bedroom Terraced House
- Chain Free
- Popular Village Location
- Two Reception Rooms





Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom terraced cottage situated in the popular village of Tollesbury with its marina, estuary walks and good access to Tiptree and Maldon and their amenities. The property offers character accommodation comprising of a lounge, dining room, kitchen, lobby, ground floor bathroom, landing, two bedrooms and gardens to front and rear. The property is being offered CHAIN FREE, viewing is advised to appreciate the setting and potential that the property offers.

LOUNGE

12' 0" x 11' 10" (3.66m x 3.61m) Entrance to the property is made via a part glazed entrance door to front aspect to lounge, window to front aspect, electric storage heater, the room features a open fireplace with redbrick surround, door to:

DINING ROOM

14' 10" x 12' 0" (4.52m x 3.66m) Window to rear aspect, stairs rising to first floor landing with storage



cupboard beneath, electric storage heater, door to:

KITCHEN

12' 8" x 7' 3" (3.86m x 2.21m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards beneath, matching range of eye level wall mounted units, splashing tiling, plumbing for washing machine, space for cooker, window to side aspect, door to:

LOBBY

Half glazed door to side aspect, airing cupboard housing hot water, door to:



BATHROOM

7' x 6' 10" (2.13m x 2.08m) Suite comprising of low flush WC, pedestal wash hand basin, panel bath with shower over, splash tiling, window to side aspect, electric heater.

LANDING

Access to loft space, storage cupboard, door to:

BEDROOM ONE

12' x 11' 10" (3.66m x 3.61m) Window to front aspect, electric panel heater, fitted range of wardrobes to one wall.



BEDROOM TWO

11' x 8' 10" (3.35m x 2.69m) Window to rear aspect, electric panel heater.

OUTSIDE

To the front of the property there is an enclosed garden.

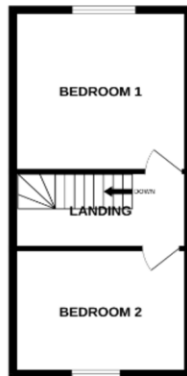
REAR GARDEN

Being enclosed by fencing the garden is paved with wooden storage shed and green house which we understand from the vendor are to remain. The vendor has advised us that there is a pedestrian right of way across the neighbours garden.



AGENTS NOTE

Viewing is advised to appreciate the potential and setting from which the property benefits, the property is being offered CHAIN FREE.



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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