

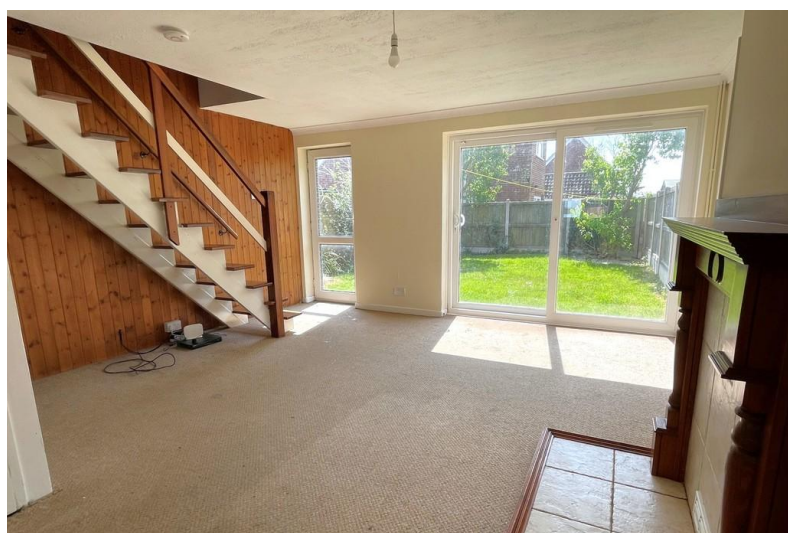


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DAVID MARTIN
GROUP

D'arcy Way
Tolleshunt D'arcy, Maldon, CM9 8UD

£280,000
EPC Rating 'TBC'

- Two Bedroom End Terraced House
- Chain Free
- Garage & Off Road Parking
- Popular Village Location





Property Description

David Martin Estate Agents are delighted to offer for sale this two-bedroom end-terraced house, located in the popular village of Tolleshunt D'Arcy. The village offers a friendly community with a local shop, pub, and school, and provides easy access to Tiptree and Maldon, both offering a wider range of amenities. The property features an entrance hall leading into the lounge with access to the rear garden, a separate dining room and kitchen. Upstairs you'll find two bedrooms along with a family bathroom. Outside, the home enjoys gardens to the rear and side, as well as the benefit of a garage and off-street parking. This property is being offered chain free, and a viewing is highly recommended to fully appreciate all this property has to offer.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to side aspect to entrance hall, door to:

LOUNGE

15' 6" x 15' (4.72m x 4.57m) Stairs rising to first floor landing, two radiators, feature fireplace, sliding patio doors to rear aspect.

DINING ROOM

10' x 6' 10" (3.05m x 2.08m) Window to front aspect, radiator.



KITCHEN

10' x 6' 10" (3.05m x 2.08m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, splashing tiling, plumbing for washing machine, window to front aspect, oil fired boiler (untested).

LANDING

Window to side aspect, airing cupboard, access to loft space, door to :

BEDROOM ONE

12' 4" x 11' 6" (3.76m x 3.51m) Window to rear aspect, radiator.



BEDROOM TWO

13' 5" x 9' 9" (4.09m x 2.97m) Window to front aspect, radiator.

FAMILY BATHROOM

Suite comprising of pedestal wash hand basin, low flush WC, panel enclosed bath, splash tiling, radiator, window to front aspect.





OUTSIDE

To the front of the property there is a garden laid to lawn, garage and parking space to the side of the property.

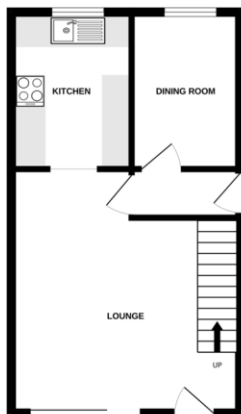
REAR GARDEN

The rear garden is mainly laid to lawn with a paved patio to the rear of the property, the garden is enclosed by fencing.



GROUND FLOOR
370 sq ft. (34.4 sq.m.) approx.

1ST FLOOR
370 sq ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq ft. (68.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of floors, landings, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 can be given as to their operation or efficiency and no plan should be relied upon for this purpose.
Sales only through 01203



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