



**Beckingham Street**  
Tolleshunt Major, Maldon, CM9 8LL

**Offers In Excess Of £475,000**  
EPC Rating 'F'

- Detached Two Bedroom Bungalow
- Chain Free
- Plot of Approx 1/4 of an Acre
- Sought After Village Location





## Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom detached bungalow set on plot of approx a 1/4 of an acre in the sought after village of Tolleshunt Major. The property is being offered CHAIN FREE and with accommodation comprising of entrance hall, lounge/dining room, kitchen/breakfast room, two double bedrooms, bathroom and separate WC. Outside the property has ample parking to front leading to garage, well established garden to rear with far reaching farmland views. Viewing is advised to appreciate the setting and potential that the property offers.





#### ENTRANCE HALL

Entrance to the property is made via part glazed entrance door to front aspect to entrance hall, access to loft space, door to:

#### LOUNGE/DINER

18' 2" x 12' 8" (5.54m x 3.86m) A spacious living room being well lit by window and sliding patio door to rear aspect, radiator.



#### KITCHEN/BREAKFAST ROOM

12' x 9' (3.66m x 2.74m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards beneath, adjoining worksurface with appliance storage and drawers and cupboards under. Matching range of eye level wall mounted units, integrated electric oven and hob inset to remain, oil fired boiler ( Untested ). Splash tiling windows to rear and side aspect and half glazed door to side.

#### BEDROOM ONE

12' 8" x 10' 3" (3.86m x 3.12m) Window to front aspect, radiator.



#### BEDROOM TWO

12' x 11' (3.66m x 3.35m) Window to front aspect, radiator.

#### BATHROOM

Suite comprising of pedestal wash hand basin, panel bath, splash tiling heated towel rail, window to side aspect, airing cupboard.

#### SEPERATE WC

Low flush WC, window to side aspect.





**OUTSIDE**

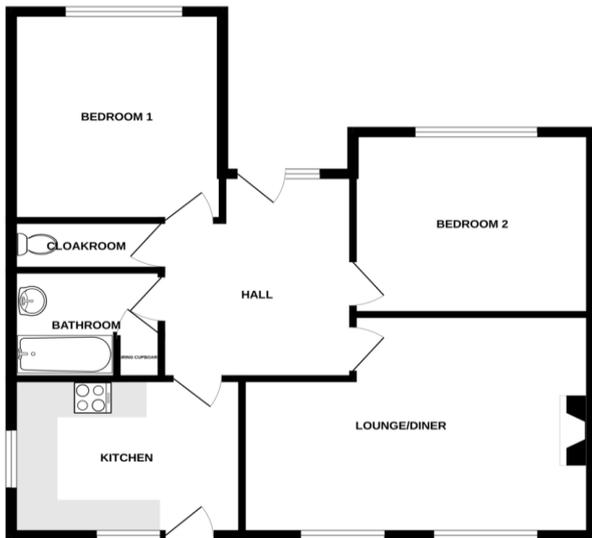
To the front of the property there is a garden laid to lawn with flower beds and shrubs, enclosed by fencing and hedges, driveway providing parking leading to garage with power and light connected.

**REAR GARDEN**

Being well enclosed by hedges and fencing, the garden is laid to lawn with flower beds and shrubs, paved patio to the rear of the property, wooden storage shed and green house which we understand from the vendor are to remain.



**GROUND FLOOR**  
753 sq.ft. (69.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	32 F	
1-20	G		



TOTAL FLOOR AREA: 753 sq ft. (69.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of plots, volumes, rooms and any 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 services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency and no guarantee is made as to their condition.

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