



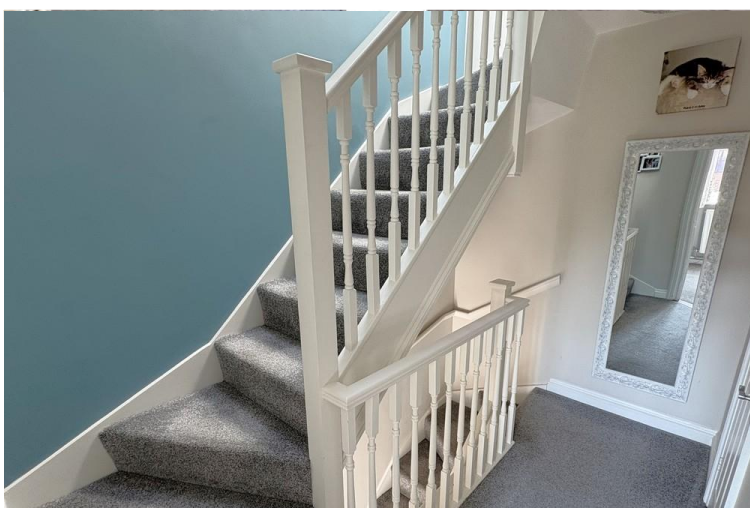
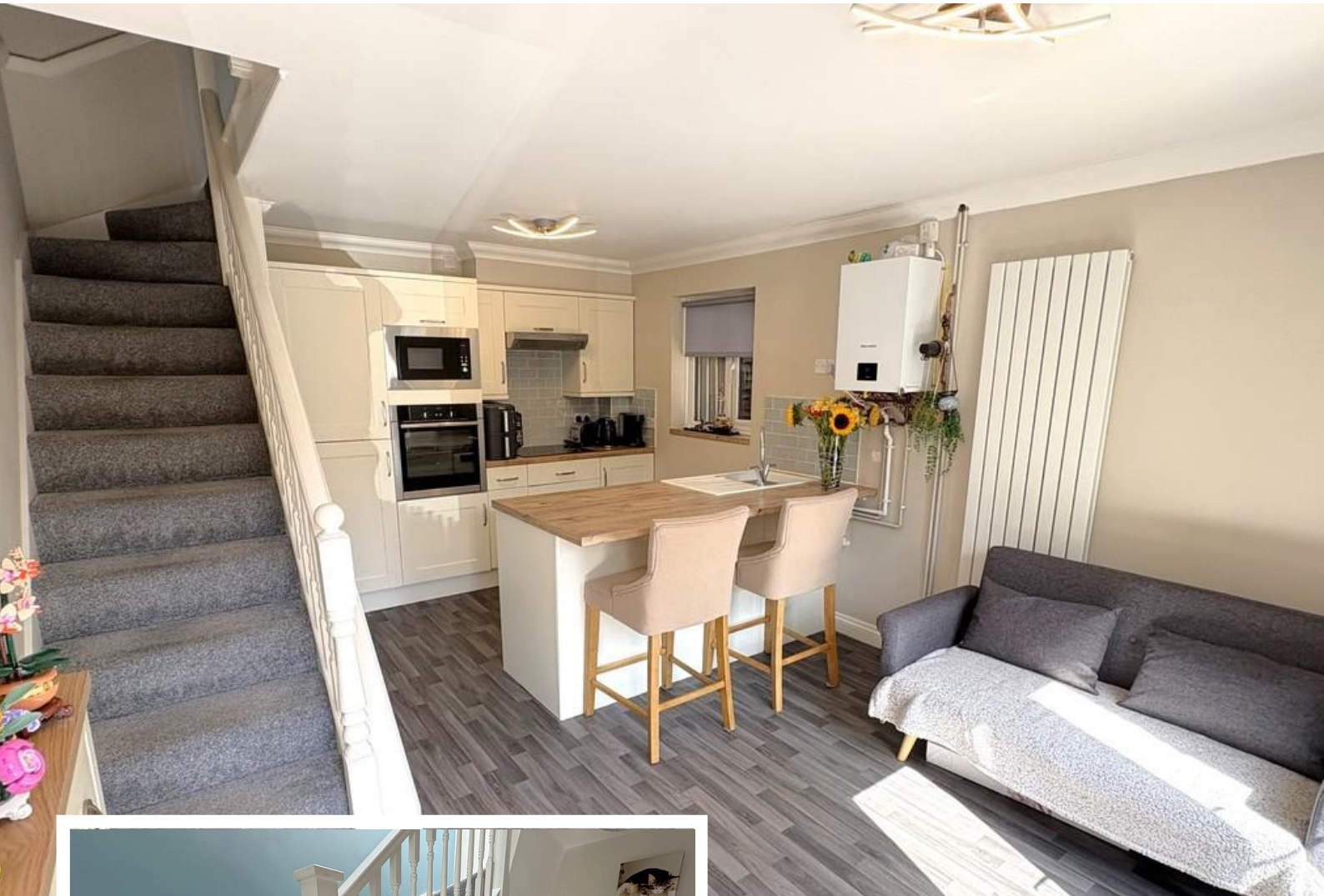
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DAVID MARTIN
GROUP

Heriot Way
Great Totham, Maldon, CM9 8BW

£270,000
EPC Rating 'E'

- Two Bedroom End Terraced House
- Ideal First Time Purchase
- Allocated Parking Space
- Stylishly Fitted Kitchen & Bathroom





Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom end terraced house situated in the popular village of Great Totham with good access to Tiptree and Maldon with their excellent range of shops, schools and local amenities. The property offers well presented accommodation comprising of a living room being open plan to a kitchen/breakfast room, first floor landing, lounge/bedroom two, family bathroom, second floor landing, bedroom one. Externally the property benefits from a paved garden to the front of the property and a parking space to the front. Viewing is advised to appreciate the setting and finish from which the property benefits.



LIVING ROOM/KITCHEN BREAKFAST ROOM
16' 5" x 11' 8" (5m x 3.56m) Entrance to the property is made via a part glazed entrance door to front aspect to living room being well lit by fully glazed double doors to front aspect, stairs rising to first floor landing, open plan to kitchen/breakfast room, being comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with cupboards beneath and breakfast bar, adjacent worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, integrated electric oven and hob, fridge/freezer, microwave, wall mounted LPG gas fired boiler, vinyl flooring, window to side aspect, radiator, stairs rising to first floor landing with storage cupboard under.



FIRST FLOOR LANDING
Stairs rising to second floor landing, door to:

BEDROOM TWO/LOUNGE
11' 10" x 9' 10" (3.61m x 3m) Window to front aspect, radiator.

BATHROOM
Stylish white suite comprising of low flush WC, wall mounted wash hand basin inset to vanity unit, panel bath with shower over and shower screen, splash tiling, heated towel rail, window to side aspect.



SECOND FLOOR LANDING
Sky light window, door to:

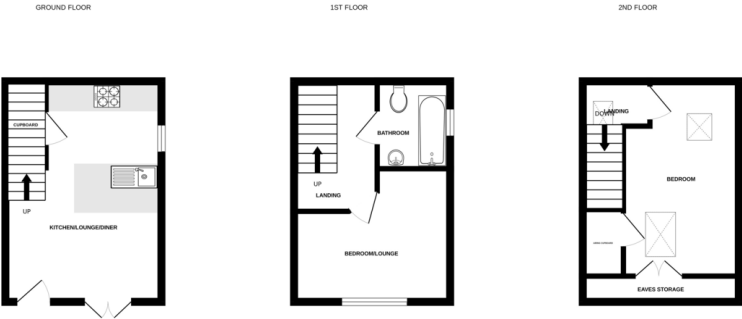
BEDROOM ONE
14' 6" x 8' 8" (4.42m x 2.64m) sloping ceiling Being well lit by two sky light windows, storage cupboards





OUTSIDE
The vendor has advised us the property has an allocated parking space with additional visitor's space. To the front of the property there is a paved garden enclosed by panel fencing, space to the side of the property there is access with LPG gas bottles which we understand from the vendor are to remain.

AGENTS NOTE
Viewing is highly recommended to appreciate the finish and setting from which the property benefits. The vendor has advised us that there is a service charge for the property.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan C2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	46 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