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DAVID MARTIN
GROUP

Heriot Way
Great Totham, Maldon, CM9 8BW

£290,000
EPC Rating 'TBC'

- Two Bedroom Town House
- Kitchen/Dining Room & Lounge
- Ground Floor Cloakroom
- Enclosed Garden



Heriot Way, Great Totham, Maldon, CM9 8BW



Property Description

David Martin Estate Agents are delighted to present for sale this well-appointed two-bedroom townhouse, located in the sought-after village of Great Totham, which offers a range of amenities including local shops, a popular pub, and a school, along with convenient access to Tiptree and Maldon. The property provides versatile and well-presented accommodation arranged over three floors, comprising an entrance hall, cloakroom, spacious kitchen/dining room, first-floor landing, lounge, bedroom two, second-floor landing, principal bedroom, and a family bathroom. Externally, the home benefits from an enclosed garden and an allocated parking space. Viewing is highly recommended to fully appreciate the quality, setting, and finish this charming home has to offer.





ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall with stairs rising to first floor landing with storage cupboard under, electric storage heater, door to:

KITCHEN/DINER

16' 5" x 9' 6" (5m x 2.9m) Kitchen being comprehensively 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. Integrated electric oven, hob and dishwasher inset to remain, splash tiling, dining area with space for table, the room is well lit by fully glazed double doors to rear aspect.



CLOAKROOM

Window to front aspect, low flush WC, wall mounted wash hand basin, splash tiling, space and plumbing for washing machine.

LANDING

Stairs rising to second floor landing, door to:

LOUNGE

16' 5" x 9' 6" (5m x 2.9m) Window to front aspect, laminate flooring, electric heater.



BEDROOM TWO

10' 6" x 7' 3" (3.2m x 2.21m) Window to front aspect, electric panel heater.

SECOND FLOOR LANDING

Airing cupboard housing hot water cylinder, skylight window to front, door to:

BEDROOM ONE

14' 2" x 10' 6" (4.32m x 3.2m) Skylight window to front aspect, eaves storage cupboard.

FAMILY BATHROOM

White suite comprising of low flush WC, pedestal wash hand basin, panel bath with shower over, splash tiling, skylight window to front aspect.





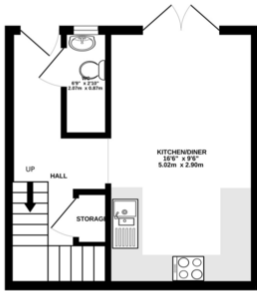
OUTSIDE

To the front of the property there is an enclosed garden with Astro turf and composite decked area, enclosed by panel fencing, storage shed which we understand from the vendor is to remain. The vendor has advised us that the property has a allocated parking space with additional visitors parking space.

AGENTS NOTE

The property has a service charge which we understand from the vendor is £25 per month for the upkeep of the communal areas. Viewing is advised to appreciate the setting and finish from which the property benefits.

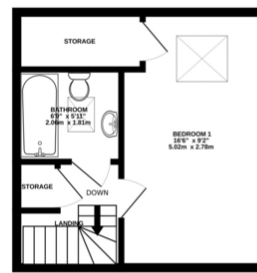
GROUND FLOOR
261 sq.ft. (24.3 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.3 sq.m.) approx.



2ND FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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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