



dm^g
DAVID MARTIN
GROUP

Kings Road
Great Totham, Maldon, CM9 8DJ

£360,000
EPC Rating 'D'

- Three Bedroom Semi Detached Bungalow
- Chain Free
- Garage & Ample Parking
- Popular Village Location



Kings Road, Great Totham, Maldon, CM9 8DJ



Property Description

David Martin Estate Agents are delighted to offer for sale this three-bedroom semi-detached bungalow in the popular village of Great Totham, with its range of shops, school, and amenities, and good access to Tiptree and Maldon. Inside, the property offers an entrance porch, lounge, kitchen/dining room, three bedrooms, a family bathroom, and a conservatory with double doors leading to the garden. Outside, there is a garage, ample off-road parking, a front garden, and a rear garden in excess of 100ft in need of cultivation. Being offered chain-free, viewing is advised to fully appreciate the setting, space, and potential the bungalow offers.





ENTRANCE PORCH

Entrance to the property is made via a part glazed entrance door to front aspect to entrance porch, window to side aspect, fully glazed door to:

LOUNGE

16' 5" x 11' (5m x 3.35m) Window to front aspect, the room features a open fireplace with Parkray stove inset (untested), door to:

KITCHEN/BREAKFAST ROOM

12' 6" x 12' 4" (3.81m x 3.76m) 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 and hob, fridge/freezer, splash tiling, two radiators, windows to front aspect and part glazed door to side.

CONSERVATORY

12' 8" x 11' (3.86m x 3.35m) Being well lit by windows to rear and side aspect and fully glazed double doors to side.

INNER HALL

Door to:

BEDROOM ONE

12' 10" x 10' (3.91m x 3.05m) Window to rear aspect, radiator, fitted wardrobes.

BEDROOM TWO

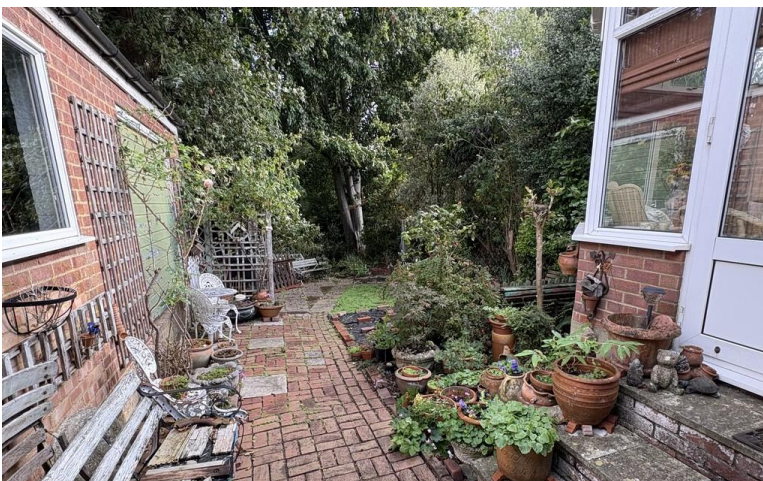
13' x 11' (3.96m x 3.35m) Window and fully glazed double doors connecting to conservatory, radiator.

BEDROOM THREE

9' 6" x 7' (2.9m x 2.13m) Window to side aspect, radiator.

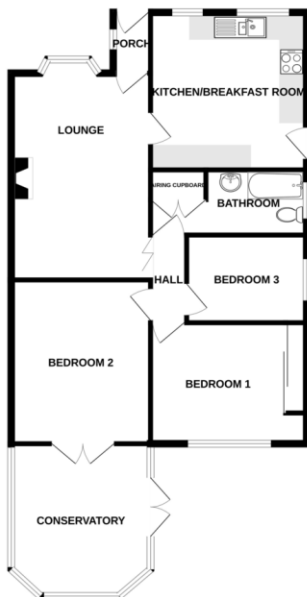
BATHROOM

12' 6" x 5' 2" (3.81m x 1.57m) Bathroom fitted with a white suite comprising of low flush WC, pedestal wash hand basin, panel bath, airing cupboard housing hot water cylinder and oil fired boiler, radiator, access to loft space.





The property is being offered chain free, viewing is highly recommended to appreciate the setting, space and potential the bungalows offers.



TOTAL FLOOR AREA: 890 sq. ft. (82.6 sq.m.) approx.

While 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 is made as to their operability or efficiency can be given.

Made available November 8, 2015.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.