



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**School Road**  
Messing, CO5 9TJ

**£300,000**  
EPC Rating 'D'

- Three Bedroom Semi-Detached House
- Large Garden
- Village Location
- Chain Free





## Property Description

David Martin Estate Agents are delighted to offer for sale this three-bedroom semi-detached cottage, located in the peaceful and highly sought-after village of Messing. The property features a spacious lounge, a good-sized kitchen/diner with direct access to the rear garden, a ground floor bathroom, study area and a generous utility/boot room. Upstairs, there are three well-proportioned bedrooms. Externally, the property boasts a large rear garden measuring approx. 120ft. with farm land views and a private driveway, providing off-road parking for multiple vehicles. The property is being sold with No onward chain.





Located in the picturesque village of Messing, which offers a welcoming community with its own primary school, village pub, hall, and church, this home provides a rural lifestyle while remaining within easy reach of Tiptree, Colchester and Chelmsford for excellent schooling, shopping, and amenities. Conveniently, Kelvedon's mainline railway station offers regular services to London Liverpool Street, and the A12 is easily accessible, making this location perfect for commuters.

#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator, stairs rising to first floor.



#### LOUNGE

15' 06" x 11' 09" (4.72m x 3.58m) Box bay window to front, radiator, feature fireplace with open fire, under stairs storage cupboard.

#### STUDY AREA

11' 10" x 7' 00" (3.61m x 2.13m)

#### KITCHEN/DINER

17' 11" x 11' 07" (5.46m x 3.53m) Fitted with a range of wall and base units with inset butler style sink, range master cooker with extractor fan over, space for dishwasher and fridge/freezer, tiled floor, radiator, window and barn style door to rear.



#### UTILITY/BOOT ROOM

17' 11" x 6' 05" (5.46m x 1.96m) Window to rear, heat pump, space for washing machine and tumble dryer, loft access.

#### BATHROOM

Window to side, panel enclosed bath with shower over, low level W.C, hand wash basin, radiator, part tiled walls.

#### LANDING

Window to side, radiator, loft access.

#### BEDROOM ONE

18' 08" x 8' 08" (5.69m x 2.64m) Window to front, radiator, built in storage cupboard.

#### BEDROOM TWO

9' 09" x 9' 06" (2.97m x 2.9m) Window to rear, radiator, built in storage cupboard.

#### BEDROOM THREE

8' 09" x 6' 06" (2.67m x 1.98m) Window to rear, radiator.

OUTSIDE

FRONT

Front garden laid to lawn, driveway proving off road parking, gated side access to rear garden.

REAR GARDEN

Enclosed rear garden measuring approx. 120ft. with patio area to the rear of the property, rest mainly laid to lawn with farmland views to the rear.

AGENT NOTE

Th property is fitted with solar panels.

GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	62 D
39-54	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