

Paul Mason Associates

Chapel Lane, Tillingham, Southminster, CM0 7TL
Offers in excess of £250,000

- No onward chain
- Two bedroom terraced Cottage
- Situated on a quiet, private road
- Located in the quaint village of Tillingham
- Open plan lounge/dining room
- Seperate kitchen to the rear with ample storage
- Ground floor three piece family bathroom
- Approx 70ft south facing rear garden
- Perfect for first time buyers
- EPC - TBC

No Onward Chain....Nestled along a private road in the quaint village of Tillingham, is this charming two-bedroom terraced cottage which offers an excellent opportunity for buyers looking to create a home with character and potential. The picturesque village of Tillingham, is located within the Dengie Peninsula with the closest town being Burnham-On-Crouch which is approximately 8 miles. The village is clustered around the historic centre which has been designated as a conservation area. There are two public houses which date back to the 15th century and two chapels. The village also benefits from a primary school, doctors, bowls club and a variety of shops. Being part of the Dengie Hundred which is bounded by the River Blackwater and the River Crouch, the village also has footpaths throughout providing pleasant countryside walks.

The ground floor features a welcoming open-plan lounge and dining area, providing a versatile living space, along with a separate kitchen with storage space on either side which is positioned to the rear of the property. Also on the ground floor is a three-piece family bathroom, in keeping with the traditional cottage layout.

Upstairs, the property offers two well-proportioned bedrooms, both providing comfortable accommodation. To the rear, the home enjoys a generous south-facing garden which is mostly laid to lawn, measuring approximately 70ft. It offers plenty of outdoor space for relaxing, entertaining, or further landscaping. The property also benefits from a right of way over the neighbouring garden, providing access for taking bins to and from the front of the property..

Set within the desirable village of Tillingham, this property combines village charm, good-sized accommodation, and excellent potential, making it a fantastic choice for first-time buyers, downsizers, or investors alike.

Awaiting

Floorplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

ACCOMMODATION

GROUND FLOOR

Lounge/Dining Room

6.5m x 3.4m (21'3" x 11'1")

Kitchen

3.00m x 2.9m (9'10" x 9'6")

Family Bathroom

2.4m x 1.7m (7'10" x 5'6")

FIRST FLOOR

Landing

1.4m x 1.00m (4'7" x 3'3")

Bedroom One

3.4m x 3.4m (11'1" x 11'1")

Bedroom Two

3.1m x 2.6m (10'2" x 8'6")

EXTERIOR

70ft Rear Garden

Frontage

Property Services

Gas - Via gas bottle

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas bottles

Local Authority - Maldon

Viewings

Strictly by appointment only

through the selling agent Paul

Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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