

oakheart



£325,000

Asking Price

Sceptre Close, Tollesbury

An immaculately presented and comprehensively renovated two double bedroom semi-detached home, offering approximately 904 sq ft of stylish and well proportioned accommodation. Ideally positioned within the popular village of Tollesbury, the property is within a short walk of local amenities, the waterfront and Tollesbury Marina.

The ground floor comprises a welcoming entrance hall, cloakroom WC, comfortable living room and a contemporary

fully integrated kitchen which opens into a generous dining area, creating an excellent space for everyday living and entertaining.

Upstairs, there are two well-sized double bedrooms, including an impressive second bedroom extending to nearly 16 ft in length, alongside a modern family bathroom.

Externally, the property benefits from a detached garage with lighting, off-street parking for multiple vehicles and side access.

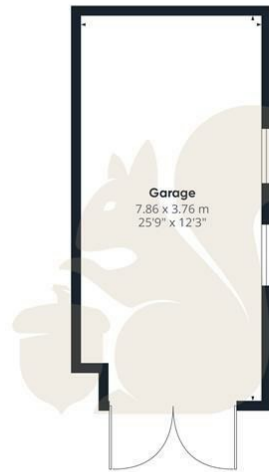
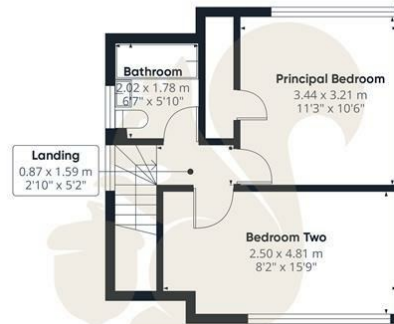
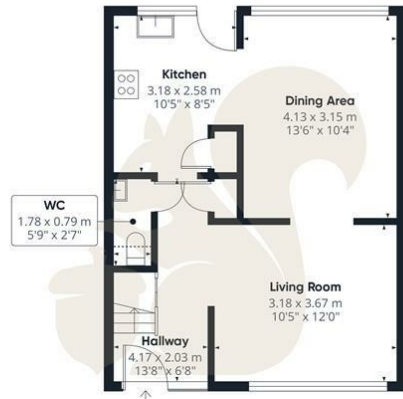
Tollesbury is a sought-after coastal village offering a selection of independent shops, pubs, cafés, primary schooling and beautiful waterside walks, while also providing convenient access to Maldon, Colchester and Chelmsford.











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Main building GLA⁽¹⁾
82.78 m²
891.03 ft²

Building 2 total
32.64 m²
351.29 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom

Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft
are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Maldon

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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