



**Heriot Way, Great Totham Maldon CM9 8BW**

**welcome to**

**Heriot Way, Great Totham Maldon**

**\*\*GUIDE PRICE £250,000 - £260,000\*\*** Situated in the DESIRABLE VILLAGE of Great Totham, within a short walk of LOCAL SHOP, SCHOOL AND TRANSPORT LINKS, is this well presented one/two bedroom home, arranged over three floors.



### **Entrance Porch**

Covered porch area, part glazed door to:-

### **Kitchen/Family Room**

16' 5" x 11' 8" Max ( 5.00m x 3.56m Max )

Double glazed UPVC French doors to front opening onto the garden, further double glazed UPVC window to side, stairs rising to first floor, modern fitted kitchen comprising of sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units incorporating a range of appliances, wall mounted LPG boiler, radiator.

### **First Floor**

#### **Landing**

Stairs rising to second floor, doors to:-

#### **Lounge/Bedroom Two**

11' 10" x 9' 10" Max ( 3.61m x 3.00m Max )

Double glazed UPVC window to front, radiator.

#### **Bathroom**

Double glazed UPVC window to side, stylish contemporary suite comprising of panel bath with shower over, low level WC and vanity basin, part tiled walls, chrome heated towel rail.

### **Second Floor**

#### **Landing**

Skylight window to front, door to:-

#### **Bedroom One**

14' 6" x 8' 8" Max ( 4.42m x 2.64m Max )

Sloping ceiling, skylight windows to front, built in storage cupboards, radiator.

### **Outside**

#### **Front**

Laid to patio seating area with further shingle area, wooden shed to remain.

#### **Parking**

Block paved allocated parking space.

#### **Agents Note**

An annual management charge of £290.45 applies to this property for up keep of development.



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## Heriot Way, Great Totham Maldon

- Close to Shop & Bus Stop
- One / Two Bedrooms
- Modern Throughout
- Garden & Parking
- Desirable Village

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

guide price

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLN104254 - 0005

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