



dm^g
DAVID MARTIN
GROUP

Hawthorn Road

Tolleshunt Knights, CM9 8WB

Guide Price £280,000 - £290,000

EPC Rating 'C'

- Two Bedroom End of Terrace
- Off Road Parking for Two Vehicles
- Low Maintenance Rear Garden
- Village Location





Property Description

David Martin Estate Agents are delighted to offer for sale this beautifully presented two-bedroom end-of-terrace home, situated in the popular village of Tolleshunt Knights. The property boasts a welcoming entrance hall, a bright and spacious lounge, and a fully fitted kitchen/diner with ample space for a dining table and direct access to the rear garden. Upstairs, you will find two well-proportioned bedrooms and a modern family bathroom. Outside, the property benefits from off-road parking for two vehicles, a low-maintenance, southerly facing enclosed rear garden, complete with a useful storage shed featuring power and lighting, along with additional space to the side of the property. An ideal opportunity for first-time buyers, couples or those looking to downsize!



ENTRANCE HALL

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

LOUNGE

13' 04" x 9' 11" (4.06m x 3.02m) Window to front, laminate flooring, radiator, under stairs storage cupboard.

KITCHEN/DINER

12' 11" x 8' 09" (3.94m x 2.67m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, four ring electric hob with extractor over, oven, space for dishwasher, washing machine and fridge/freezer, wall mounted gas fired combi boiler, laminate flooring, radiator, window and door to rear garden.

LANDING

Loft access, built in storage cupboard.

BEDROOM ONE

13' 00" x 10' 00" (3.96m x 3.05m) Two windows to front, radiator.

BEDROOM TWO

12' 06" x 6' 03" (3.81m x 1.91m) Window to rear, laminate flooring, radiator, fitted wardrobes.



FAMILY BATHROOM

Window to rear, panel enclosed bath with rainfall shower head over and separate shower attachment, wash hand basin inset to vanity unit, low level W.C, part tiled walls, heated towel rail, extractor fan.

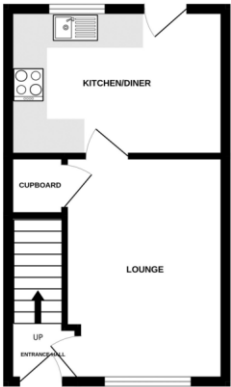




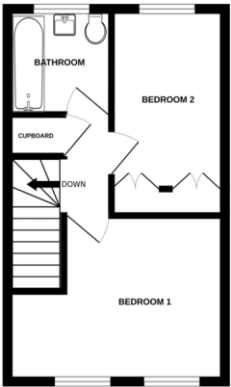
OUTSIDE
Front Garden laid to lawn with hedge border, side access to rear garden, two allocated parking spaces.

REAR GARDEN
The rear garden features a patio area and artificial grass, an outside tap, outdoor lighting and an external power point. There is also a composite-clad garden shed with power and lighting connected, along with a window and sliding door. To the side of the property, there is an additional patio area and a shingle-covered section.

GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, ceilings, rooms etc. may vary for the purposes of comparison, and no responsibility is taken for any error. Information is for guidance only. The figures are not intended to be used for any purpose other than for general guidance purposes. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Hoxby 12/2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgtiptree.co.uk
%office_emailAddress%
01621 815815

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