DAVID MARTIN GROUP

Church Street

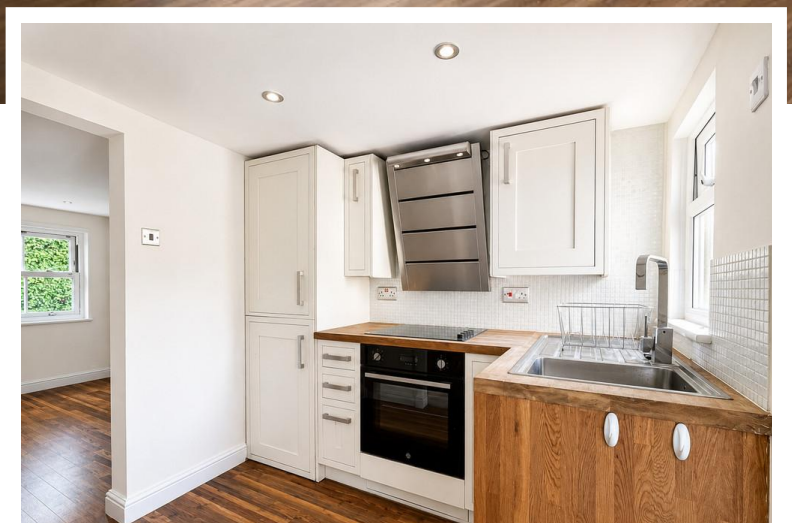
Tolleshunt D'arcy, Maldon, CM9 8TS

OIEO £185,000

EPC Rating 'E'

- Two Bedroom End Terraced House
- Chain Free
- Ideal First Purchase
- Central Village Location

Church Street, Tolleshunt D'arcy, Maldon, CM9 8TS



Property Description

David Martin Estate Agents are delighted to offer for sale this charming two-bedroom end-terrace cottage, ideally situated in the heart of the popular village of Tolleshunt D'Arcy, which benefits from a primary school, public house, local shop and excellent access to Tiptree and Maldon. The accommodation comprises a cosy lounge with a log-burning stove, fitted kitchen, rear lobby and ground-floor bathroom, while upstairs there are two well-proportioned bedrooms. Externally, the property enjoys an enclosed rear garden providing a private outdoor space to relax and entertain. Offered for sale with no onward chain, this characterful cottage presents an excellent opportunity for first-time buyers, investors or those seeking a village lifestyle, and early viewing is highly recommended to fully appreciate its setting and charm. Public parking is available nearby within a short walking distance.

LOUNGE
11' x 9' (3.35m x 2.74m) Entrance to the property is made via a part glazed entrance door to front aspect, window to front aspect, radiator, the room features a open fireplace with log burner inset.

KITCHEN
7' 10 " x 6' 10" (2.39m x 2.08m) Comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with mixer tap, drawers and cupboards under, matching range of eye level wall, integrated electric oven and hob with extractor fan over, and fridge freezer which we understand from the vendor are remain, splash tiling, window to rear aspect, stairs rising to first floor landing with storage cupboard under.

LOBBY
Storage cupboard housing Calor gas fired boiler, half glazed door side aspect, door to:

GROUND FLOOR BATHROOM
Stylish white suite comprising of low flush WC, pedestal wash hand basin, panel bath with shower over, radiator, splash tiling, tiled floor, radiator, window to side aspect.

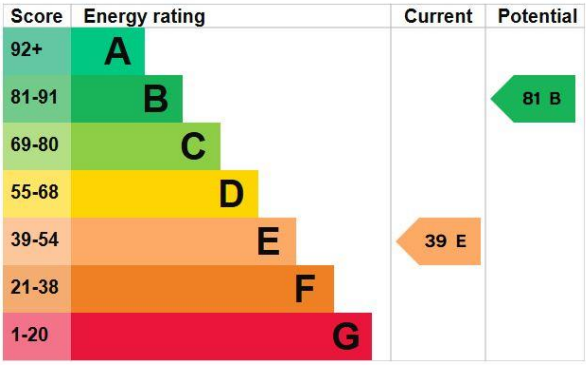
LANDING
Door to:

BEDROOM ONE
11' x 9' 3" (3.35m x 2.82m) Window to front aspect, radiator, feature fireplace.

BEDROOM TWO
7' 10" x 6' 10" (2.39m x 2.08m) Window to rear aspect, radiator.

REAR GARDEN

Paved Garden to the rear of the property being enclosed by panel fencing.



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