

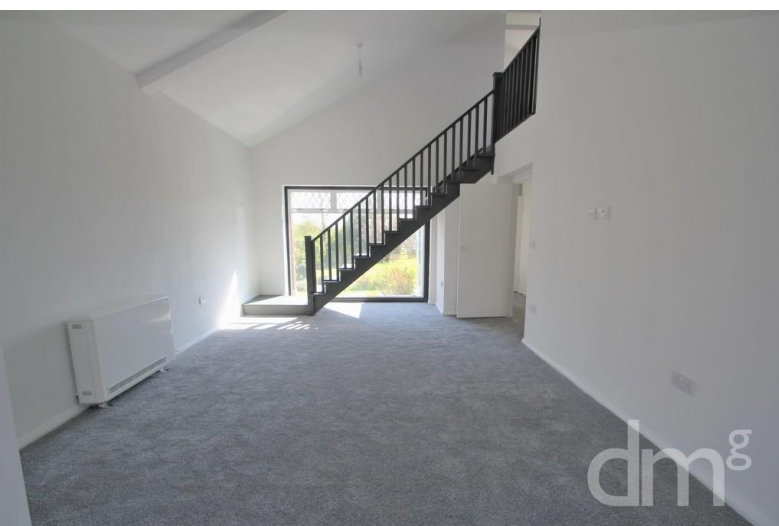


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DAVID MARTIN
GROUP

Thurstable Way
Tollesbury, Maldon, CM9 8SQ

Guide Price £325,000
EPC Rating 'F'

- Three Bedroom House
- Chain Free
- Garage & Carport
- Spacious Lounge & Dining/Family Room



Thurstable Way, Tollesbury, Maldon, CM9 8SQ



Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom linked house situated in the popular village of Tollesbury with its shops, schools, marina and seawall estuary walks. The property offers versatile family accommodation with entrance porch, entrance hall, lounge, dining room/family room, kitchen/breakfast room, bedroom three and ground floor cloakroom, landing and two first floor bedrooms. Outside the property has gardens to front and rear and a garage and carport to the rear of the property. The property is being sold CHAIN FREE. Viewing is advised to appreciate the space, setting and first floor estuary views.



ENTRANCE PORCH

Entrance to the property is made via sliding patio doors to entrance porch, part glazed entrance door to entrance hall.

ENTRANCE HALL

Storage cupboard, door to:

LOUNGE

17' 6" x 12' 8" (5.33m x 3.86m) A bright and spacious living room with a vaulted ceiling, turning stairs rising to first floor landing, electric storage heater, window to front aspect, open plan to:



DINING ROOM/FAMILY ROOM

22' 6" x 8' 8" (6.86m x 2.64m) Electric storage heater, a well lit room with windows and fully glazed door to rear aspect, open plan to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

12' 10" x 12' (3.91m x 3.66m) Being stylishly refitted with a comprehensive range of units comprising of single drainer sink with mixer taps inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, integrated fridge/freeze, washing machine, electric oven and hob, airing cupboard housing hot water cylinder.



CLOAKROOM

Window to side, low flush WC, wall mounted wash basin, splash tiling.

BEDROOM THREE

12' x 8' 10" (3.66m x 2.69m) Window to front aspect.

LANDING

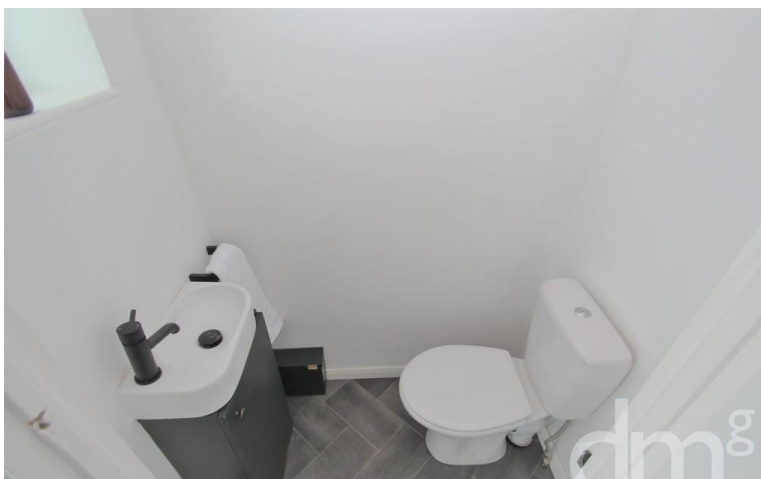
Electric storage heater, window to side, door to:

BEDROOM ONE

12' 3" x 10' 4" (3.73m x 3.15m) Window to rear aspect.

BEDROOM TWO

12' 4" x 9' 10" (3.76m x 3m) Max Measurement Window to front, access to loft space, storage cupboard.



FAMILY BATHROOM

Stylish white suite comprising of low flush WC, wall mounted wash hand basin, panel bath, fully tiled walls, window to side aspect.



OUTSIDE

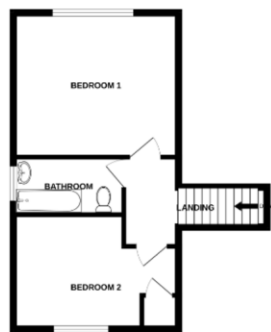
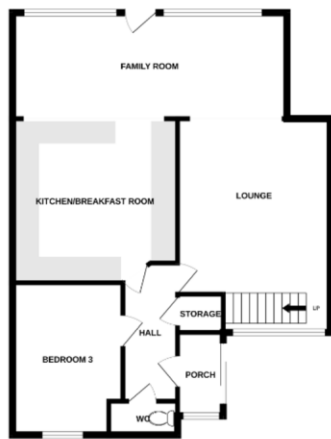
To the front there is a garden with hedge borders, we understand from the vendors the property has a parking space in the bay to the front, vehicle access to rear leading to a garage and adjoining carport, with double gates leading to rear garden with further hardstanding.

REAR GARDEN

Being well enclosed by panel fencing, the garden is paved with raised flower beds and shrubs, wooden storage shed which we understand from the vendor is to remain.



The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David Martin Estate Agents. All measurements, descriptions and floor plans are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



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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