



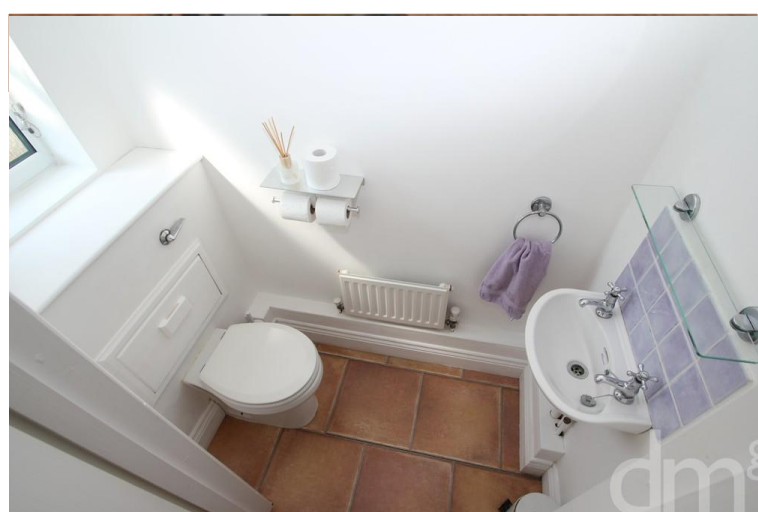
dm^g
DAVID MARTIN
GROUP

Witham Road
Tolleshunt Major, Maldon, CM9 8JU

£290,000
EPC Rating 'D'

- Three Bedroom Terraced House
- Two Parking Spaces
- Ground Floor Cloakroom
- Enclosed Garden to Rear





Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom terraced house situated in the popular village of Tolleshunt Major with good access to Tiptree and Maldon with their excellent range of shops, schools and local amenities. The property offers an entrance hall, lounge with double doors to rear garden, kitchen and ground floor cloakroom. On the first floor there are two bedrooms and a family bathroom, with the principal bedroom being on the second floor. Externally the property benefits from an enclosed rear garden and two parking spaces. Viewing is advised to appreciate the setting and views from which the property benefits.



ENTRANCE HALL

Entrance to the property is made via a half-glazed entrance door to front aspect, stairs rising to first floor landing, door to:

LOUNGE/DINER

12' 10" x 12' 10" (3.91m x 3.91m) Being well lit by window and fully glazed double doors to rear aspect, two double radiators, TV aerial point, storage cupboard under stairs.

KITCHEN

10' 3" x 6' 2" (3.12m x 1.88m) Being comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards beneath, matching range of eye level wall mounted units, electric hob and oven with extractor over, plumbing for washing machine, window to front aspect, splash tiling, radiator.

CLOAKROOM

White suite comprising of low flush WC, pedestal wash hand basin, window to front aspect, radiator.

LANDING

Stairs rising to second floor.

BEDROOM TWO

13' x 8' (3.96m x 2.44m) Window to rear aspect, radiator.

BEDROOM THREE

13' x 7' 10" (3.96m x 2.39m) Reducing to 5'8" Window to front aspect, radiator.

FAMILY BATHROOM

7' x 5' 10" (2.13m x 1.78m) Stylish white suite comprising of low flush WC, pedestal wash hand basin, panel bath with shower over, splash tiling, heated towel rail.

BEDROOM ONE SECOND FLOOR

13' x 10' (3.96m x 3.05m) Stairs up from first floor landing, being well lit by skylight windows to front and rear, radiator, telephone point.





OUTSIDE

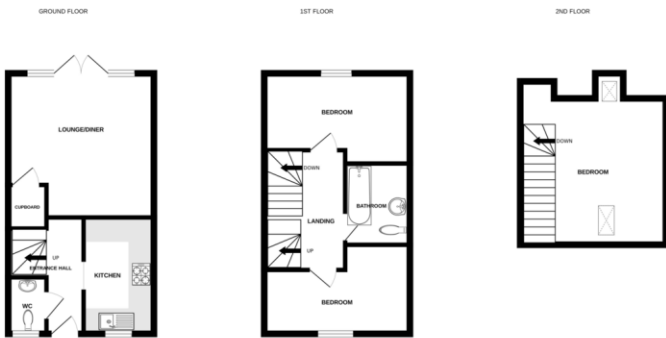
Pedestrian access to the front of the property being enclosed by picket fencing, external oil-fired boiler to the front of the property. The vendor has advised us the property has two parking spaces to side of the property, pedestrian access to rear garden.

REAR GARDEN

Being well enclosed by panel fencing, the garden is mainly laid to lawn with patio area to the rear of the property, wooden storage shed which we understand from the vendor is to remain.

AGENTS NOTE

Viewing is highly recommended to appreciate the setting and space from which the property benefits.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other details are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, customer and mortgagee remain liable and their names and no guarantee as to their genuineness or efficiency can be given. Email: dm@dmg.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	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