



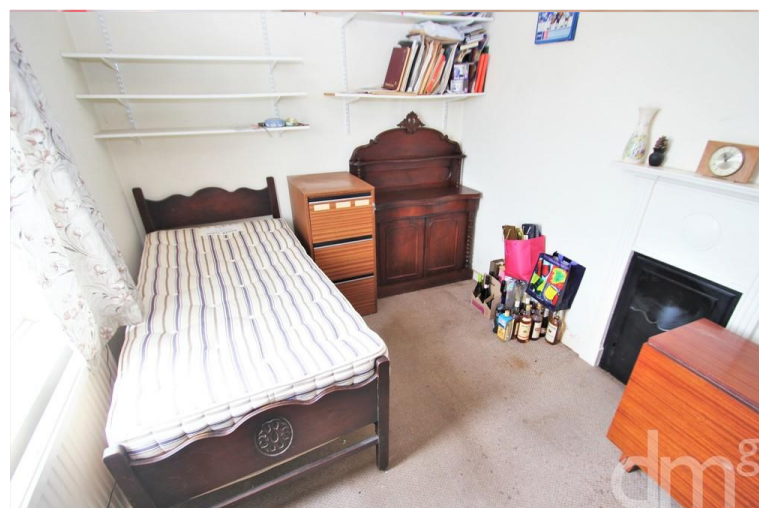
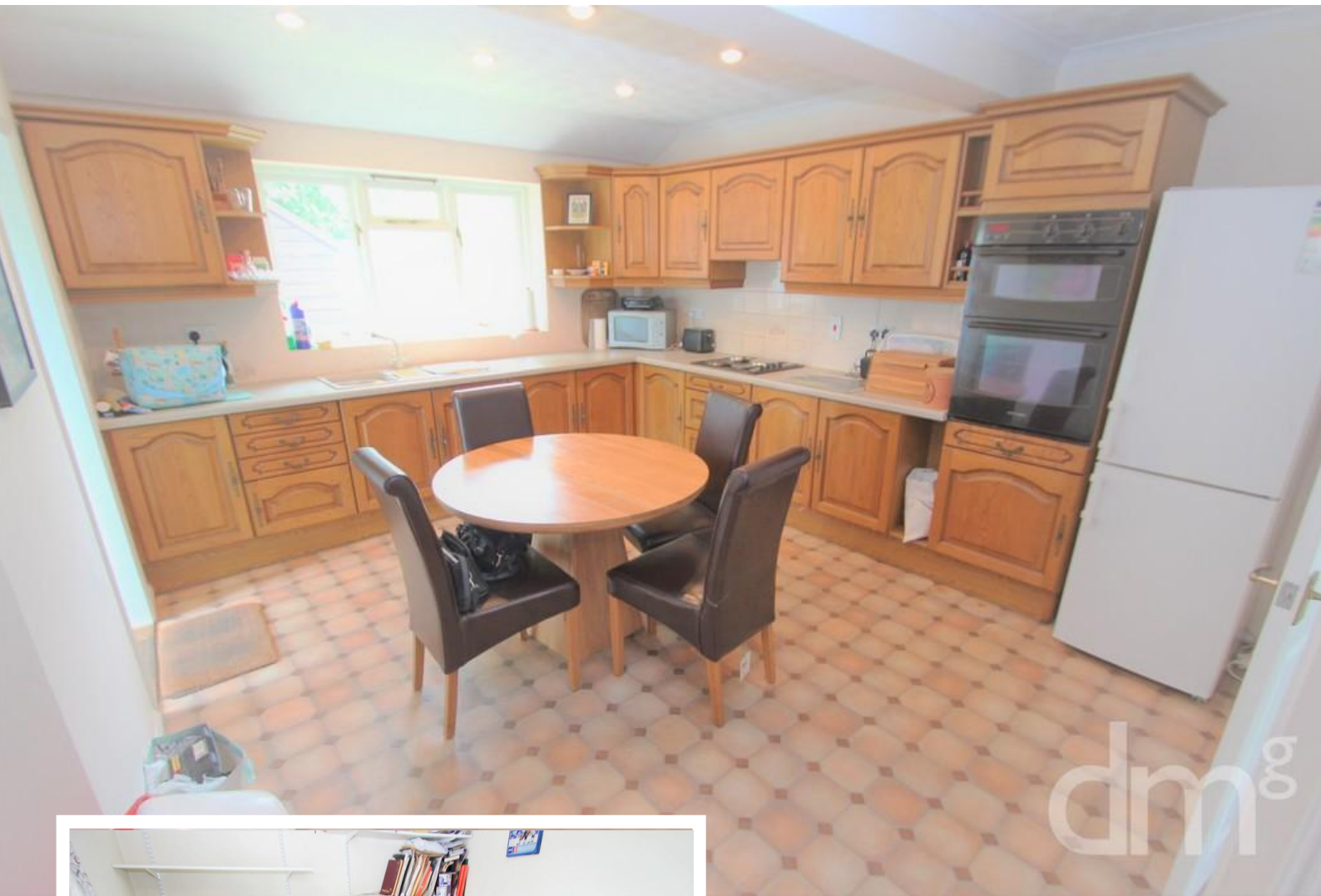
dm^g
DAVID MARTIN
GROUP

Staplers Heath
Great Totham, Maldon, CM9 8NG

£365,000
EPC Rating 'E'

- Three Bedroom Semi Detached House
- Potential To Extend STP
- Spacious Corner Plot
- CHAIN FREE





Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom semi detached house situated in the sought after village of Great Totham with its primary school, shop, local pub and good access to Tiptree and Maldon with their shops, schools and local amenities. The property offers versatile family accommodation comprising of an entrance hall, lounge, dining room, kitchen/breakfast room, utility room, ground floor bathroom, cloakroom, landing, three bedrooms and a shower room. The property sits on a corner plot with a driveway to the side offering the potential to extend (subject to planning). The property is being sold with no onward chain and viewing is highly recommended to appreciate the setting and potential the property offers.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, stairs rising to first floor landing with storage cupboard under, radiator, door to:

LOUNGE

15' x 11' (4.57m x 3.35m) Being well lit by windows to front and rear aspect, radiator, TV aerial point, the rooms features a tiled fireplace (untested)

DINING ROOM

11' x 8' 6" (3.35m x 2.59m) Window to front aspect, radiator, feature fireplace.



KITCHEN/BREAKFAST ROOM

17' x 11' 10" (5.18m x 3.61m) A spacious kitchen/breakfast room being fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, electric oven and hob inset to remain, splash tiling, window to rear aspect, space for table, radiator, door to utility Room.

UTILITY ROOM

Half glazed door to side aspect, plumbing for washing machine, oil fired boiler (Untested).



BATHROOM

Suite comprising of pedestal wash hand basin, panel bath, splash tiling, radiator, window to side aspect, door to:

SEPERATE WC

Low flush WC, window to rear.

LANDING

Access to loft space, door to:

BEDROOM ONE

15' x 11' (4.57m x 3.35m) Being well lit by windows to front and rear aspect, radiator.



BEDROOM TWO

14' 4" x 8' 6" (4.37m x 2.59m) Window to front aspect with views onto the village green, radiator.

BEDROOM THREE

14' 4" x 7' 10" (4.37m x 2.39m) Window to rear aspect, radiator, airing cupboard.

SHOWER ROOM

Low flush WC, wall mounted wash hand basin, shower cubical, heated towel rail, splash tiling.



OUTSIDE

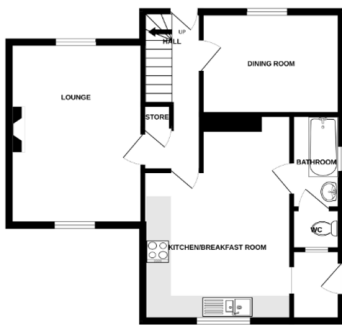
To the front of the property there is a garden laid to lawn with hedge borders, the garden extends to the side of the property being laid to lawn with driveway to side providing parking.

REAR GARDEN

The garden is laid to lawn with a vegetable plot enclosed by fencing, wooden shed and green house which we understand from the vendor is to remain. Oil storage tank.

AGENTS NOTE

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		78 C
55-68	D		
39-54	E	46 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