



# GAME ESTATES

## PROPERTY SALES & LETTINGS

01206 384810

[WWW.GAME-ESTATES.CO.UK](http://WWW.GAME-ESTATES.CO.UK)

01621 869986

43 East Street  
Tollesbury  
Essex  
CM9 8QD

£280,000



Two Double Bedrooms  
Lounge/Dining Room  
Kitchen  
First Floor Bathroom

Oil fired central heating & open  
fireplace  
Large rear garden 112`  
Brand New Oil Tank  
New roof

Built in 1994, this character two double bedroom mid-terrace cottage occupies a good central location within the village, very close to the junior school, With proven rental potential or ideal for a first-time buyer, new roof and oil tank, 112` rear garden, no onward chain.

Entrance Porch: 4' 3" x 2' 1" (1.29m x 0.63m)

Double opening doors to lounge

Lounge/Diner: 24' 0" x 12' 0" (7.31m x 3.65m)

Window to front aspect, two radiators, arch, window to rear aspect, open fireplace with block surround, tiled hearth and mantle, oil fired back boiler, door to stairs with under stair cupboard.

Kitchen: 9' 0" x 7' 0" (2.74m x 2.13m)

Upvc window to side aspect, stainless steel sink unit with mixer tap, fridge/freezer, freestanding oven, tiled floor, Upvc doors to rear porch.

Rear Porch: 4' 2" x 3' 7" (1.27m x 1.09m)

Glazed, power connected, roof needs some attention.

Bedroom 1: 11' 10" x 11' 7" (3.60m x 3.53m)

Two sealed unit windows to front aspect, radiator.

Bedroom 2: 12' 0" x 9' 4" (3.65m x 2.84m)

Sealed unit window to rear aspect, recessed airing cupboard, door and steps down to bathroom.

Family Bathroom: 9' 0" x 7' 0" (2.74m x 2.13m)

White suite comprising panel bath, close coupled w.c, wall mounted wash basin, radiator, paneling to walls, obscure window to rear aspect.

Front garden:

Brick wall to boundaries, iron gate.

Rear Garden: 112' 0" x 12' 5" (34.11m x 3.78m)

Courtyard style area, pond, oil tank, lawn, brick outbuilding attached to the property consisting of a cupboard housing washing machine, further cupboard housing w.c, outside sink, timber shed, gate to further garden.

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

# Energy performance certificate (EPC)

|   |                           |  |
|---|---------------------------|--|
| 43 East Street<br>Tollesbury<br>MALDON<br>CM9 8QD | Energy rating<br><b>F</b> | Valid until: <b>16 April 2033</b><br><hr/> Certificate number: <b>9137-3524-2200-0166-2206</b> |
|---|---------------------------|--|

Property type Mid-terrace house

---

Total floor area 65 square metres

---

## Rules on letting this property

### You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

---

