



Three Double Bedrooms
Dining Room
Shower room & Cloakroom
Off-road Parking
Full Double Glazing
Large Gardens
Oil fired central heating

17'5 Lounge
Fitted Kitchen
Oil fired central heating
Garden
Double Bedrooms
No onward chain

Three double bedroom semi-detached property with driveway, 117` rear garden, dining room, 17`5 lounge, kitchen, shower room and cloakroom, entrance porch, further room previously used as a salon, village location, no onward chain.



Porch 5' 8" x 3' 0" (1.73m x 0.91m)

Leaded light windows to front and sides, tiled floor, entrance door to:

Entrance Hall 4' 3" x 4' 1" (1.30m x 1.24m)

Stairs to first floor, doors to:

Dining Room 10' 7" x 10' 2" (3.23m x 3.10m)

Window to front aspect, open fireplace with tiled hearth and mantle, (currently unused), radiator.

Lounge 17' 5" x 9' 3" (5.31m x 2.82m)

Windows to front and rear aspects, two radiators, door to:

Kitchen 12' 4" x 6' 9" (3.76m x 2.06m)

Comprehensive range of units comprising roll top work surface with inset sink unit with mixer tap, tiled splash back, drawers and cupboards under, fitted oven with inset hob, breakfast bar, recessed larder cupboard, under stair storage cupboard, window to rear garden, part obscure glazed door to lobby

Lobby 11' 1" x 3' 9" (3.38m x 1.14m)

Cloakroom

White suite comprising close coupled w.c, pedestal wash basin, tiled floor, downlighters.

Outhouse

Previously used as a salon, window to rear aspect.

Bedroom 1 11' 7" x 10' 10" (3.53m x 3.30m)

Window to front aspect, floor boards, recessed airing cupboard housing immersion tank, radiator.

Bedroom 2 11' 9" x 9' 2" (3.58m x 2.79m)

Window to front aspects, recessed wardrobe, radiator.

Bedroom 3 8' 8" x 7' 11" (2.64m x 2.41m)

Window to rear aspect, radiator.

Shower Room 7' 10" x 5' 5" (2.39m x 1.65m)

Shower cubicle, close coupled w.c, pedestal wash basin, tiled walls, obscure window to rear aspect, (requires replacement)

Rear Garden 117' x 37' 6" (35.66m x 11.43m)

Lawn, mature trees and hedging, timber fencing and brick wall to boundary, oil tank, patio area.

Front Garden

Hedging to boundaries, gravel driveway providing off road parking for several vehicles

Viewing

Strictly by appointment only through Game Estate Agents Prior to making an appointment Game Estate Agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Address: Tollesbury, CM9

Disclaimer

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property. Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.