



GAME ESTATES

PROPERTY SALES & LETTINGS

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2 Shamrock Close
Tollesbury
Essex
CM9 8SZ

£365,000



4 Bedrooms

Family Bathroom

Study/bedroom 5

Off Road parking

Lounge/diner with log burner

Oil Fired Central Heating

Kitchen & Utility Room

Covered Car Port/storage

Game Estates are delighted to offer this four/five bedroom semi-detached extended property with off road parking and covered carport/storage, good size living area with open plan lounge with log burner, dining room, kitchen, utility room, cloakroom and family bathroom, village location. No onward chain.

Tollesbury is a very quaint fishing village with a good selection of local shops and bus services into Colchester and Maldon.

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.

Entrance Hall: 17' 7" x 6' 11" (5.36m x 2.11m)

Part obscure glazed entrance door, under stair storage cupboard, stairs to first floor, doors to:

Cloakroom: 5' 10" x 2' 6" (1.78m x 0.76m)

White suite comprising close coupled w.c, wall mounted wash basin with mixer tap, tiled floor, radiator.

Lounge: 13' 9" x 10' 5" (4.19m x 3.17m)

Log burner, door to hallway, opening to dining area.

Dining Room: 17' 10" x 11' 10" (5.44m x 3.61m)

Wooden floor, double opening casement doors to rear garden, radiator, opening to office area, folding door to kitchen, window to rear garden.

Kitchen: 13' 5" x 8' 5" (4.09m x 2.57m)

Wooden worktop, with drawers and cupboards under, double oven, inset hob, extractor over, spaces for dishwasher and fridge/freezer, larder cupboard, door to hallway, opening to utility room.

Utility room: 7' 3" x 7' 2" (2.21m x 2.18m)

Part obscure glazed door to front car port, fitted double cupboard, spaces for washing machine and tumble dryer, laminate floor, door to:

Bedroom 5/study: 16' 10" x 7' 3" (5.13m x 2.21m)

Window to side aspect, two radiators, fitted wardrobe

Bedroom 1: 10' 5" x 11' 4" (3.17m x 3.45m)

Window to rear aspect with distant sea views, wardrobe, radiator.

Bedroom 2: 8' 0" x 8' 2" (2.44m x 2.49m)

Window to front aspect, radiator.

Bedroom 3: 8' 2" x 7' 7" (2.49m x 2.31m)

Window to front aspect, radiator.

Bedroom 4 (ground floor): 10' 7" x 11' 11" (3.23m x 3.63m)

Ground floor, window to front aspect, radiator.

Family Bathroom: 6' 3" x 6' 6" (1.91m x 1.98m)

White suite comprising panel bath, shower over with shower screen, close coupled w.c, pedestal wash basin, wall mounted heated towel rail, tiled floor, obscure window to front aspect.

Covered car port: 22' 10" x 8' 2" (6.96m x 2.49m)

Covered, double gates to front aspect.

Front garden: 9' 0" x 18' 1" (2.74m x 5.51m)

Gravel area with off road parking, low level brick wall with shrubs

Rear Garden: 29' 9" x 39' 8" (9.07m x 12.09m)

Raised beds, timber fencing to boundaries, oil tank, paved patio.

Council Tax Band: C

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.



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We make no guarantee, warranty or representation as to its accuracy and completeness.



