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DAVID MARTIN
GROUP

East Street
Tollesbury, Maldon, CM9 8QD

£260,000
EPC Rating 'F'

- TWO DOUBLE BEDROOMS
- CENTRAL VILLAGE LOCATION
- REAR GARDEN MEASURING APPROX 112ft
- NO ONWARD CHAIN





Property Description

We are thrilled to bring to sale this beautiful TWO bedroom terraced cottage situated in the heart of Tollesbury with an abundance of character on offer. The property dates back to 1894 and still holds some of the amazing features. The ground floor consists of a porch, a large lounge/diner and a separate kitchen at the back of the property. Upstairs there are two double bedrooms and a generous sized bathroom. Externally the property's garden measures a staggering 112ft. There is also an outside WC and utility cupboard. A viewing is highly recommended to appreciate the size and potential this property has to offer.





PORCH

4' 3" x 2' 1" (1.3m x 0.64m) Double opening doors to lounge.

LOUNGE/DINER

24' 0" x 12' 0" (7.32m x 3.66m) Windows to front and rear aspect, brick built surround with log burner inset, oil fired back boiler, door to stairs with under stair cupboard.

KITCHEN

9' 0" x 7' 0" (2.74m x 2.13m) Fitted with a range of both eye level and counter top units, stainless steel sink unit with mixer tap, fridge/freezer, space for oven, tiled floor, doors leading to rear porch.



REAR PORCH

4' 2" x 3' 7" (1.27m x 1.09m) Power and light connected, doors leading to rear garden.

BEDROOM ONE

11' 10" x 11' 7" (3.61m x 3.53m) Two windows to front aspect, radiator.

BEDROOM TWO

12' 0" x 9' 4" (3.66m x 2.84m) Window to rear aspect, airing cupboard, door and steps down to bathroom.



BATHROOM

White three piece suite comprising panel bath, WC, wall mounted wash basin, radiator





OUTSIDE

FRONT GARDEN

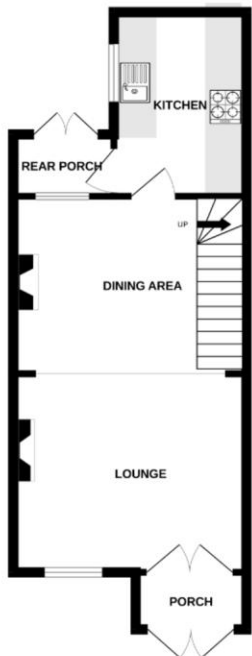
Brick wall boundary, paved, single iron gate providing access.

REAR GARDEN

Measuring a staggering approx. 112ft. in length, the garden is divided into several sections. There is a courtyard area with decking and a pond. There is also a shed with power and lighting, followed by a lawn area behind. There is also an outbuilding at the back of the property which houses a outside WC, utility cupboard and outside sink.



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		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



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