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DAVID MARTIN  
GROUP

**36 New Road**

Tollesbury, Maldon, CM9 8QQ

**Guide Price £260,000 - £280,000**

EPC Rating 'E'

- Two Bedroom Semi-Detached Cottage
- Lounge and Separate Dining Room
- Ground Floor Cloakroom
- Character Features



New Road, Tollesbury, Maldon, CM9 8QQ



## Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom semi-detached cottage centrally situated in the popular village of Tollesbury, with its local shop, school and marina. The property offers a lounge, dining room, newly fitted kitchen, lobby, cloakroom and sun room with doors to the garden. Upstairs there are two bedrooms and a family bathroom. Externally the property benefits from an enclosed rear garden measuring approx. 90ft long with storage shed and covered canopy. Viewing is advised to appreciate the setting, character and space the property offers.



#### LOUNGE

12' 0" x 12' 0" (3.66m x 3.66m) Access to the property is made via a part glazed entrance door to front aspect leading into the lounge featuring a cast iron open fireplace (untested), fitted shelving, radiator, wooden flooring, door to:

#### DINING ROOM

15' 3" x 12' (4.65m x 3.66m) With stairs rising to first floor landing, being well lit by window to side aspect, radiator, the room features a red brick open fireplace (Untested), door to:



#### KITCHEN

12' x 9' 7" (3.66m x 2.92m) Being comprehensively fitted with a range of stylish units comprising of single drainer sink unit with mixer taps (boiling tap) in set to work surface with drawers and cupboards under, adjacent work surface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, integrated dishwasher, electric oven and hob, plumbing for washing machine, splash tiling, window to side aspect, access to:

#### LOBBY

Radiator, storage cupboard housing oil fired boiler, door to:



#### CLOAKROOM

Low flush wc, wall mounted wash hand basin, splash tiling, tiled floor, window side.

#### GARDEN ROOM

9' x 6' 6" (2.74m x 1.98m) Being well lit by windows to side aspect, radiator, tiled floor, sliding patio door to rear aspect.

#### LANDING

Access to loft, door to;

#### BEDROOM ONE

12' x 11' 10" (3.66m x 3.61m) Window to front aspect, radiator, storage cupboard, feature fireplace.

#### BEDROOM TWO

12' x 10' 6" (3.66m x 3.2m) Window to side aspect, radiator, fitted wardrobes, door to:

#### FAMILY BATHROOM

9' 2" x 6' 10" (2.79m x 2.08m) White suite comprising of low flush wc, pedestal wash hand basin, panel bath, heated towel rail, splash tiling, storage cupboard, window to rear aspect.





**OUTSIDE**

To the front of the property there is a small front garden enclosed by a low wall, side access to rear garden.

**REAR GARDEN**

The rear garden is well enclosed by panel fencing measuring approx. 90ft. with covered canopy to the rear of the property with a patio area, the garden is laid to lawn with vegetable plot, wooden storage shed which we understand from the vendor is to remain, oil storage tank, outside tap and light.

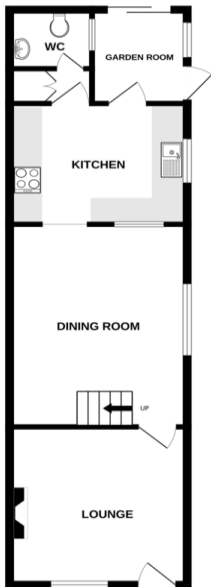
**AGENTS NOTE**

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.



GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not to be relied upon and no guarantee as to their operability or efficiency can be given. Made with Homeplan 02/04

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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