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DAVID MARTIN
GROUP

Elysian Gardens
Tollesbury, CM9 8QN

Guide Price £190,000 - £200,000
EPC Rating 'C'

- Two Bedroom First Floor Apartment
- Popular Village Location
- Parking
- Garden To Rear





Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom first floor apartment centrally situated in the popular village of Tollesbury with its shops, school and local amenities. The property comprises of an entrance hall, landing, lounge, kitchen, two bedrooms and a shower room. Externally the property benefits from open aspect to front, an enclosed garden to rear and parking. Viewing is advised to appreciate the setting, space and location from which the property benefits.



ENTRANCE HALL



Entrance to property is made via part glazed entrance door to side aspect to entrance hall, stairs rising to first floor landing.

LANDING

Access to loft space, door to:

LOUNGE

13' 10" x 12' (4.22m x 3.66m) Being well lit by window to front aspect with open views, radiator, TV aerial point, door to:

KITCHEN

9' 8" x 7' 10" (2.95m x 2.39m) Windows to rear and side aspect, the kitchen is comprehensively fitted with a range of units, comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under. Matching range of eye level wall mounted units, electric oven and hob inset to remain, radiator, plumbing for washing machine, splash tiling.

BEDROOM ONE

11' x 9' 8" (3.35m x 2.95m) Window to front aspect, fitted range of wardrobes with shelving and hanging rails, matching range of base units.

BEDROOM TWO

12' x 6' 6" (3.66m x 1.98m) plus recess Being well lit by windows to rear and side aspect, radiator, access to loft space,

SHOWER ROOM

8' x 6' 3" (2.44m x 1.91m) White suite comprising of low flush WC, wash hand basin inset to vanity unit, shower cubical, radiator, window to front aspect, splash tiling.

OUTSIDE

To the front of the property there is a gravel driveway which we understand from the vendor provides parking, being well enclosed by established hedge, pedestrian access to rear garden.

REAR GARDEN

Garden to the rear of the property being enclosed by fencing and hedge boarder, storage sheds which we understand from the vendor are to remain, external oil-fired boiler.



AGENTS NOTE

The vendor jointly owns the Freehold of the property.

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		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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