



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Rose Lane**  
Salcott, Maldon, CM9 8HN

**£300,000**  
EPC Rating 'D'

- Three Bedroom Terraced House
- Gardens to Front and Rear
- Garage & Parking
- Bathroom & Ground Floor WC





## Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom terraced house situated in the popular village of Salcott with its walks on the seawall on to the saltmarshes, with good access to Tiptree and Maldon and their range of shops, schools and local amenities. The property offers an entrance porch, lounge/dining room, lobby, kitchen and ground floor WC, landing, three bedrooms and a bathroom. Externally the property benefits from a garage, off road parking and gardens to front and rear. Viewing is highly recommended to appreciate the setting and space the property offers.





#### ENTRANCE PORCH

Entrance to the property is made via a glazed entrance door to rear aspect to entrance porch, window to front aspect, door to:

#### LOUNGE/DINER

16' 4" x 16' 4" (4.98m x 4.98m) Being well lit by fully glazed double doors and window to rear aspect, radiator, stairs rising to first floor landing with storage cupboards under, laminate flooring, archway to;

#### LOBBY

Airing cupboard housing lagged water cylinder with storage, door to:



#### KITCHEN

7' 10" x 6' (2.39m x 1.83m) Being comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, splash tiling, plumbing for washing machine, storage cupboard housing oil fired boiler, window to front aspect, freestanding cooker and fridge/freezer.

#### CLOAKROOM

White suite comprising of low flush WC, pedestal wash hand basin, window to front aspect, splash tiling, tiled floor, window to front aspect.



#### LANDING

Access to loft space, door to:

#### BEDROOM ONE

10' 10" x 10' (3.3m x 3.05m) Window to rear aspect, radiator.

#### BEDROOM TWO

10' 10" x 10' (3.3m x 3.05m) Window to front aspect, radiator.

#### BEDROOM THREE

7' 5" x 6' (2.26m x 1.83m) Window to rear aspect, radiator.



#### FAMILY BATHROOM

White suite comprising of low flush WC, wall mounted wash hand basin, panel bath with shower over, splash tiling, tiled floor, heated towel rail, window to front.



**OUTSIDE**

To the rear of the property there is a driveway providing parking leading to a garage with up and over door. Pedestrian access to rear garden.

**REAR GARDEN**

Being well enclosed the garden is laid to lawn with paved patio the rear of the property outside light. oil storage tank.

**FRONT GARDEN**

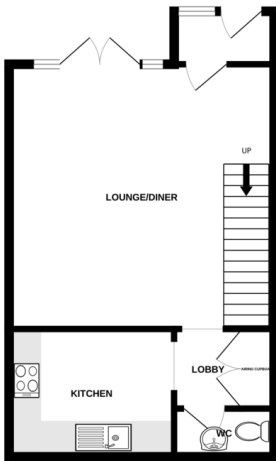
To the front of the property there is a garden laid to lawn.



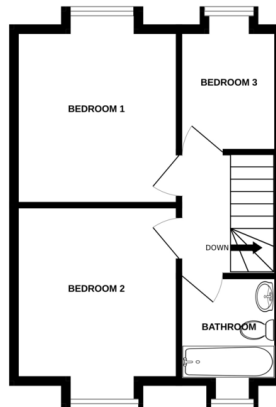
**AGENT NOTE**

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  
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of glass, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not to be relied on and no guarantee as to their operability or efficiency can be given. Made with Metagen 12/24

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 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