



D'arcy Way

Tolleshunt D'arcy, CM9 8UD

Offers In Excess Of £310,000

EPC Rating 'E'

- Semi Detached Two Bedroom Bungalow
- Chain Free
- Garage & Parking
- Village Location





Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom semi-detached bungalow situated in the popular village of Tolleshunt D'arcy with its primary school, pub and shop and good access to Maldon & Tiptree with their range of local amenities. The property offers accommodation comprising of an entrance hall, lounge/dining room, kitchen, conservatory with double doors into the rear garden, two bedrooms and a shower room. Outside there is a driveway offering ample off road parking and an enclosed garden to rear. The property is being sold CHAIN FREE, viewing is highly recommended to appreciate the setting and space the property offers.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, radiator, access to loft, door to:

LOUNGE

16' 2" x 11' (4.93m x 3.35m) The room features a red brick feature fireplace, radiator, arch connecting to:

DINING ROOM

15' 2" x 8' (4.62m x 2.44m) Window to rear aspect and fully glazed double doors to conservatory, radiator.



KITCHEN

9' 6" x 8' 10" (2.9m x 2.69m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards under, matching range of eye level units, electric oven and hob inset to remain, oil fired boiler (untested), window to side, plumbing and space for washing machine, arch way connecting to conservatory.

CONSERVATORY

11' 2" x 11' (3.4m x 3.35m) Windows to rear and side aspect, radiator and fully glazed double doors to side.

BEDROOM ONE

12' 3" x 10' 10" (3.73m x 3.3m) Window to front aspect, radiator.



BEDROOM TWO

9' x 9' (2.74m x 2.74m) Window to front aspect, radiator.

SHOWER ROOM

6' 4" x 5' 6" (1.93m x 1.68m) White suite comprising of low flush WC, pedestal wash hand basin, shower cubical, splash tiling, heated towel rail, window to side aspect.





OUTSIDE

To the front of the property there is a garden laid to lawn with flower beds, drive to side providing ample parking leading to a garage, side access to rear garden.

REAR GARDEN

Rear garden being well enclosed by fencing and hedge borders, the garden is laid to lawn with flower beds and shrubs, paved patio to the rear of the property, oil storage tank.



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, window, ceiling and other dimensions are approximate and not responsible to them for any error. The services, systems and appliances shown here are not to be relied upon and the purchaser should be made aware of this. Make well before 12:00.

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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