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DAVID MARTIN
GROUP

Station Road

Tollesbury, Maldon, CM9 8RB

Guide Price £300,000 - £325,000

EPC Rating 'E'

- Three Bedroom Semi-Detached House
- CHAIN FREE
- 95ft. Rear Garden
- Central Village Location





Property Description

David Martin Estate Agents are thrilled to present this delightful three-bedroom semi-detached home, nestled in the heart of the sought-after village of Tollesbury offering a charming village setting and excellent local amenities, and its picturesque marina with scenic coastal walks. Inside, the property boasts a spacious open-plan kitchen/dining area, complete with a characterful brick-built open fireplace. The separate lounge features another brick-built open fire and sliding doors that open directly onto the generous rear garden. Upstairs, you'll find three bedrooms and a shower room. Externally, the property benefits from a driveway at the front and a stunning 95ft. enclosed rear garden perfect for gardening enthusiasts, or future expansion (subject to planning permission). Offered CHAIN FREE, this home presents a fantastic opportunity for buyers looking to modernize and extend while enjoying the beauty and convenience of village life.



DINING ROOM

11' 10" x 11' 01" (3.61m x 3.38m) Enter the property via a part glazed entrance door to front aspect, window to front, radiator, brick built open fireplace, open to:

KITCHEN/BREAKFAST ROOM

11' 10" x 11' 04" (3.61m x 3.45m) Window to rear, fitted with a range of base units incorporating a sink with drainer and mixer tap, space beneath for appliances, floor standing oil fired boiler, door to:

HALLWAY

Door to side, window to front, radiator, stairs rising to first floor landing.

LOUNGE

12' 08" x 11' 11" (3.86m x 3.63m) Sliding doors to rear garden, brick built open fire, radiator, windows to front and side.

LANDING

Window to side, built in cupboard, loft access, radiator.

BEDROOM ONE

11' 04" x 10' 09" (3.45m x 3.28m) Window to front, built in wardrobe, radiator.



BEDROOM TWO

11' 11" x 11' 07" (3.63m x 3.53m) Window to rear, radiator, built in wardrobe with sliding doors.



BEDROOM THREE

11' 04" x 6' 01" (3.45m x 1.85m) Window to rear.

SHOWER ROOM

Window to front, walk in shower, low level W.C, hand wash basin, fully tiled.





OUTSIDE

FRONT

Driveway to side of property, side access to rear garden.

REAR GARDEN

Enclosed Garden measuring approx. 95ft, timber shed and log store, oil tank.



GROUND FLOOR
439 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and all 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 various, options and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given. Made with Hologram 02/24

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | | |
| 39-54 | E | 41 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