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DAVID MARTIN
GROUP

Kings Road

Great Totham, Maldon, CM9 8DJ

Guide price £340,000 - £350,000

EPC Rating 'D'

- Three Bedroom Semi Detached Bungalow
- Chain Free
- Garage & Ample Parking
- Popular Village Location



Kings Road, Great Totham, Maldon, CM9 8DJ



Property Description

David Martin Estate Agents are delighted to offer for sale this three-bedroom semi-detached bungalow in the popular village of Great Totham, with its range of shops, school, and amenities, and good access to Tiptree and Maldon. Inside, the property offers an entrance porch, lounge, kitchen/dining room, three bedrooms, a family bathroom, and a conservatory with double doors leading to the garden. Outside, there is a garage, ample off-road parking, a front garden, and a rear garden in excess of 100ft in need of cultivation. Being offered chain-free, viewing is advised to fully appreciate the setting, space, and potential the bungalow offers.





ENTRANCE PORCH

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

LOUNGE

16' 5" x 11' (5m x 3.35m) Window to front aspect, the room features a open fireplace with Parkray stove inset (untested), door to:

KITCHEN/BREAKFAST ROOM

12' 6" x 12' 4" (3.81m x 3.76m) 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, integrated electric oven and hob, fridge/freezer, splash tiling, two radiators, windows to front aspect and part glazed door to side.

CONSERVATORY

12' 8" x 11' (3.86m x 3.35m) Being well lit by windows to rear and side aspect and fully glazed double doors to side.

INNER HALL

Door to:

BEDROOM ONE

12' 10" x 10' (3.91m x 3.05m) Window to rear aspect, radiator, fitted wardrobes.

BEDROOM TWO

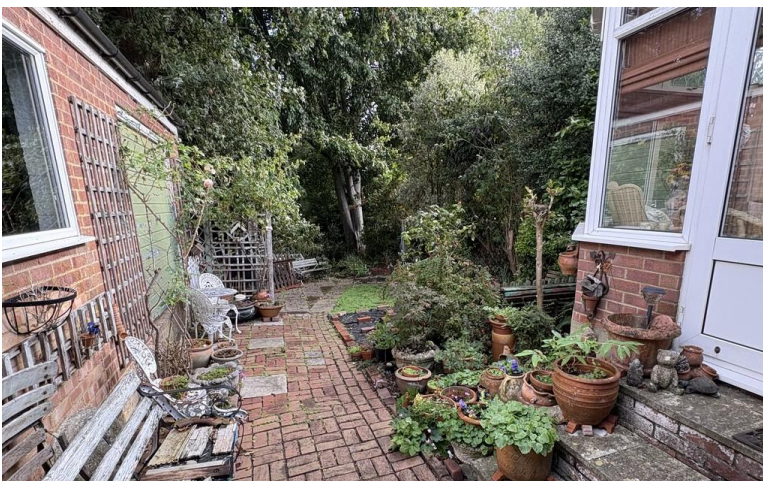
13' x 11' (3.96m x 3.35m) Window and fully glazed double doors connecting to conservatory, radiator.

BEDROOM THREE

9' 6" x 7' (2.9m x 2.13m) Window to side aspect, radiator.

BATHROOM

12' 6" x 5' 2" (3.81m x 1.57m) Bathroom fitted with a white suite comprising of low flush WC, pedestal wash hand basin, panel bath, airing cupboard housing hot water cylinder and oil fired boiler, radiator, access to loft space.





OUTSIDE

To the front of the property there is a garden laid to lawn with shrubs, driveway to the side of the property providing ample off-road parking leading to a garage measuring 21'5ft. x 10'5ft. with up and over door and power and light connected, side access to rear garden.

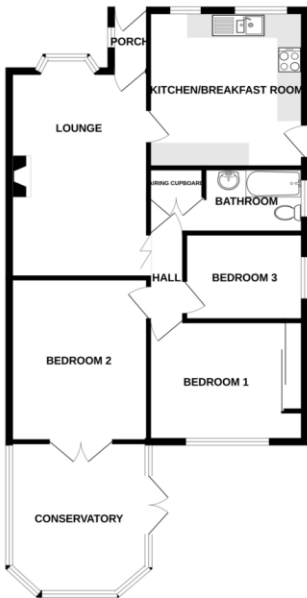
REAR GARDEN

Rear garden in excess of 100ft. and sloping away from the bungalow, paved patio area to the rear of the property, the garden is enclosed by fencing and hedges, in need of some cultivation, wooden storage sheds which we understand from the vendor are to remain.

AGENTS NOTE

The property is being offered chain free, viewing is highly recommended to appreciate the setting, space and potential the bungalows offers.

GROUND FLOOR
890 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA: 890 sq.ft. (82.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the above-mentioned floor measurements, we do not warrant, certify or give any other form of approval or responsibility in relation to any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for all purposes. The purchaser agrees to accept the measurements as shown and is not to be held responsible for any errors or omissions. Measurements are given as an indication only and are not to be relied upon for any purpose.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 58 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