



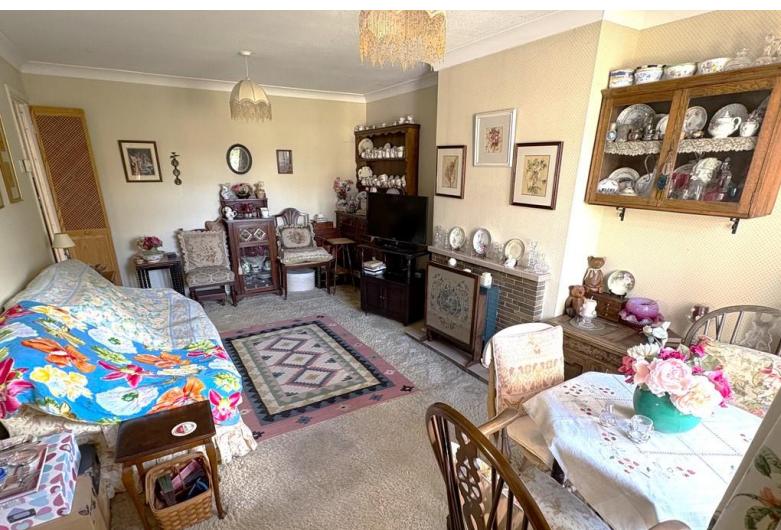
Kings Road

Great Totham, Maldon, CM9 8DJ

Guide price £340,000 - £350,000

EPC Rating 'D'

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





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.

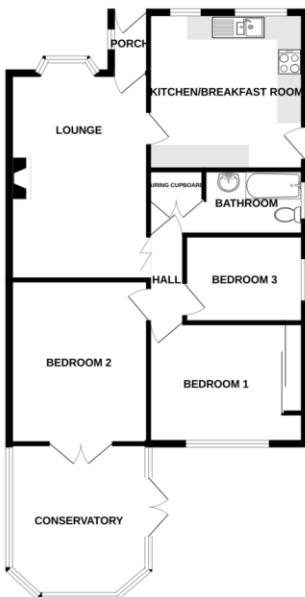
REAR GARDEN

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 bungalow offers.

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

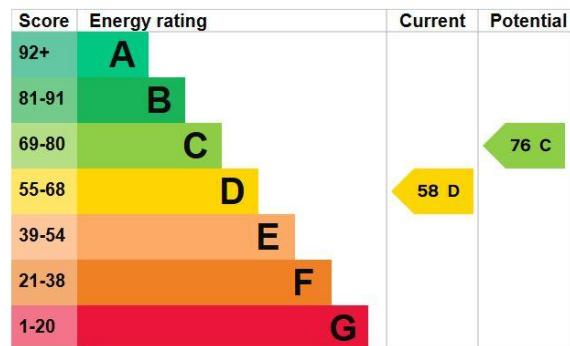


TOTAL FLOOR AREA: 890 sq ft. (82.6 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of these measurements, all doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Prospective buyers are advised to make their own investigations.

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