



38 Heriot Way, Great Totham , Essex CM9 8BW
Offers in excess of £180,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Now available is this WELL PRESENTED FIRST FLOOR TWO BEDROOM APARTMENT. Located in the idyllic village of Great Totham and within walking distance of it's ever popular school, this property should definitely make your viewing list! Accommodation comprises, Two Bedrooms, Bathroom with shower over the Bath, Lounge/Diner and a re-fitted Kitchen. Parking is also included in the form of an allocated space. Energy Efficiency Rating: C.

Entrance Hall

Storage heater, entry phone system, airing cupboard and further storage cupboard.

Bathroom

Double Glazed window, Bath with shower unit over, low level wc, wash basin.

Bedroom One 10'4 x 10'3 (3.15m x 3.12m)

Double glazed window, panel heater.

Bedroom Two 9'4 x 6'9 (2.84m x 2.06m)

Double glazed window, panel heater, double wardrobe with sliding mirrored doors.

Lounge/Diner 13'11 x 12'10 (4.24m x 3.91m)

Double glazed windows, storage heater.

Kitchen 9'3 x 6'0 (2.82m x 1.83m)

Double glazed window, range of wall and base units, work top surfaces, stainless steel sink with drainer, space for washing machine, space for tall standing fridge/freezer, four ring hob with electric oven below and hood above.

Outside

There is an allocated parking space with further visitor's parking. Well maintained communal gardens.

Local Area

South of the village of Great Totham has St Peter's church with amenities including the Village Shop and local car mechanic as well as the Highly regarded Great Totham Primary School. For Golf enthusiasts Forrester Park Golf Club is located in the village.

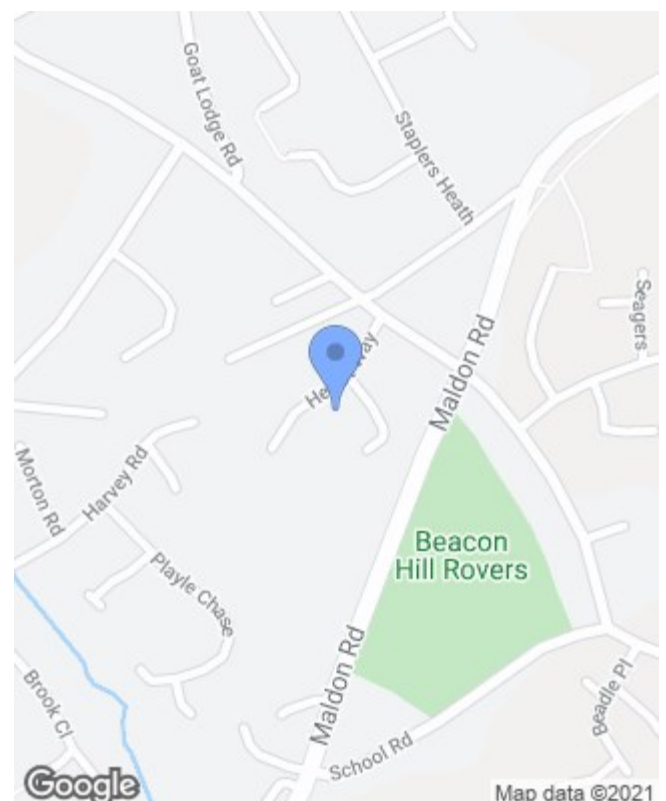
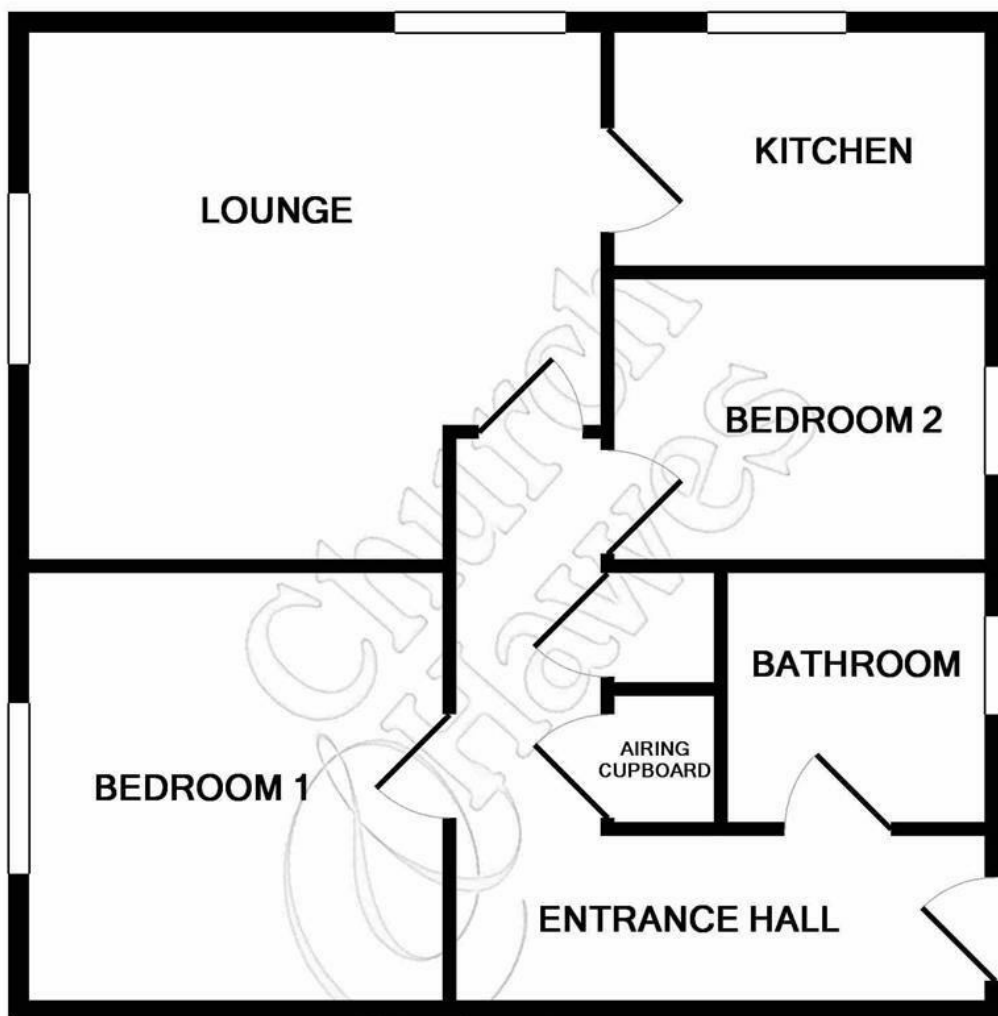
The Prince of Wales Pub in Totham South and The compasses at Great Totham North with The Bull located across the road from the Cricket pitch in the centre of the village.

The village is within a short drive of both Maldon (approx 5 miles) and Tiptree (approx 3miles). Trains direct to the city can be boarded at Witham or Kelvedon Stations.

Of course our RECORD BREAKING ENGLAND opening batsman Alastair Cook hails from this area!!!

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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