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DAVID MARTIN
GROUP

New Road

Tollesbury, Maldon, CM9 8QQ

Guide Price £200,000 - £220,000

EPC Rating 'D'

- Two Bedroom Terraced House
- Chain Free
- Gardens to Front & Rear
- Central Village Location



New Road, Tollesbury, Maldon, CM9 8QQ



Property Description

David Martin Estate Agents are delighted to offer for sale this two-bedroom terraced house, centrally situated in the popular village of Tollesbury, with its local shops, school, marina and picturesque estuary walks. The property is in need of modernisation and offers excellent potential, comprising an entrance porch, lounge, kitchen, lobby, ground-floor shower room, first-floor landing and two bedrooms. Externally, the property benefits from a large front garden with parking and an enclosed rear garden. Viewing is highly recommended to appreciate the property's setting, potential and gardens. The property is offered for sale chain free.





ENTRANCE PORCH

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

LOUNGE

12' x 12' (3.66m x 3.66m) Window to front aspect, radiator, open fireplace with tiled surround, door to:

INNER HALL

Stairs rising to first floor landing, door to:

KITCHEN

11' 10" x 9' 3" (3.61m x 2.82m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with cupboards under, adjoining worksurface with appliance storage and drawers and cupboards under, radiator, storage cupboard, door to;

LOBBY

Part glazed door and window to rear aspect

SHOWER ROOM

White suite comprising of low flush WC, wall mounted wash hand basin, shower cubical, splash tiling, radiator, window to rear aspect.

LANDING

Door to:

BEDROOM ONE

12' x 10' 10" (3.66m x 3.3m) Window to front aspect, radiator, fitted wardrobe, feature fireplace.

BEDROOM TWO

11' 10" x 9' 3" (3.61m x 2.82m) Window to rear aspect, radiator, airing cupboard.

FRONT GARDEN

Front garden laid to lawn with flower beds, parking to front, pedestrian access via right of way to rear garden.

REAR GARDEN

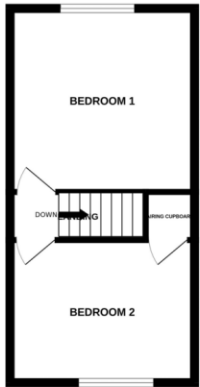
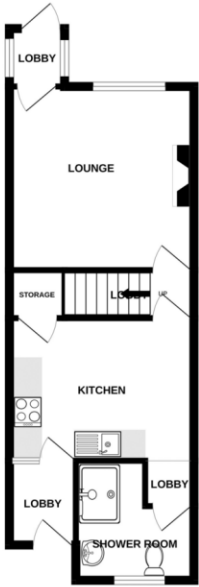
Being enclosed by fencing the garden is laid to lawn with flower beds and shrubs, lean-to to the rear of the property with plumbing for washing machine and oil fired boiler (untested), wooden storage shed.





GROUND FLOOR
388 sq ft (35.6 sq m.) approx.

1ST FLOOR
294 sq ft (27.3 sq m.) approx.



TOTAL FLOOR AREA - 682 sq ft (63.3 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 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