



North Road, Tollesbury , CM9 8RQ
O.I.E.O £450,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

VIEWING THIS THREE BEDROOM SEMI DETACHED HOME WITHIN THE DELIGHTFUL WATERSIDE VILLAGE OF TOLLESBURY IS ESSENTIAL! Well presented inside and out having benefited from upgraded sash double glazed PVC windows and having the render recently painted. Accommodation comprises Three First Floor Bedrooms with Bedroom 1 also boasting an En-Suite Shower. The property is accessed from the Entrance Porch has recently been re constructed and features a stable door this leads to the Living Room with the double glazed sash windows really retaining the character of the home. From here double doors connect the Dining Room which includes a log burner and is semi open plan to the Kitchen. The Utility Room and Bathroom (which also has under floor heating) are located to the rear of the property. Externally, there is a paved seating area with coverable pergola providing a sheltered spot to enjoy the established garden. There are a range of outbuildings in the form of a Workshop, Utility Area and Garage with electric roller door. This is accessed from the Driveway which is located to the rear of the property. EPC: D, Council Tax: D.



Bedroom 13'9 x 9'5 (4.19m x 2.87m)

Two double glazed sash windows to front, radiator, fitted wardrobes, door to:

En-Suite 4'8 x 4'7 (1.42m x 1.40m)

Wall mounted heater, tiled shower, low level w.c., wash hand basin, tiled walls.

Bedroom 11'9 x 9'4 (3.58m x 2.84m)

Two double glazed window to rear, radiator, storage cupboard.

Bedroom/Dressing Room 8'8 x 6'7 (2.64m x 2.01m)

Two double glazed sash windows to side, radiator, wood effect flooring.

Landing

Access to lost, stairs down to:

Living Room 16'9 x 11'10 (5.11m x 3.61m)

Part patterned double glazed door to front, double glazes sash window to front, radiator, dado rail, coved to ceiling, panel glazed door to Dining Room and door to:

Entrance Porch 6'4 x 3'2 (1.93m x 0.97m)

Part double glazed stable door to front, double glazed windows to front and side.

Dining Room 12'1 x 8'3 (3.68m x 2.51m)

Feature fireplace with log burner, radiator, wood effect flooring, dado rail, coved to ceiling, coved, door to Utility Room and double panel glazed doors into:

Kitchen 12'1 x 6'11 (3.68m x 2.11m)

Two double glazed sash windows to side, Space for cooker with extractor above, range of matching units, further integrated oven, stainless steel sink drainer unit with mixer tap set into work surface with tiled splash backs, wood effect flooring.

Utility Room 9'4 x 9'4 (2.84m x 2.84m)

Part double glazed stable door to rear, double glazed window to rear, space and plumbing for washing machine and further under counter appliance, double width airing cupboard, range of units, dado rail, part tiled walls, tiled floor, door to:

Bathroom 9'3 x 6'8 (2.82m x 2.03m)

Obscure double glazed window to rear, heated towel rail, storage cupboard, suite comprising low level w.c., wash hand basin with vanity unit and mixer tap, panelled bath with shower above and shower screen, part tiled to walls, tiled floor, access to loft space, coved to ceiling and tiled floor.

Rear Garden

Commences with a paved seating area with a closeable pergola provided shade as required, oil fired boiler, hot and cold water tap, pathway leading to workshop, utility room, garage and parking area. timber storage unit, green house, pathway leading to gate to front, oil tank, mainly laid to lawn with planting borders, boundary defined by red brick wall, driveway lading to garage to rear.

Workshop 17'6 x 9'5 (5.33m x 2.87m)

Part glazed door, window, power and light connected (flat roof has been replaced).

Utility Area 8'10 x 5'0 (2.69m x 1.52m)

Power and light connected.

Garage 17'11 x 12' (5.46m x 3.66m)

Door to side, electric roller door to front, power and light connected, range of timber benches.

Frontage

Low level brick wall to front, metal gate, pathway to entrance and gate to garden.

Tollesbury

The village of Tollesbury is situated on the Essex coast at the mouth of the River Blackwater, 9 miles east of the historic port of Maldon and 12 miles south of Colchester. Its location makes the village popular with bird spotters, walkers and yachtsman..

Because of it's geographical situation Tollesbury has for centuries, relied on the harvests from both the land and the sea and the village has become known as 'The Village of the Plough and Sail'.

In this day and age, the settlement offers a host of

amenities including Public House, Parish Church, Butchers, Bakery, Convenience shops, Doctors surgery, primary school, Open air public swimming pool, two Car Garages and a retained Fire Station.

For secondary education Tollesbury is located between The Plume (Maldon) and Thurstable School (Tiptree).

There is a bus service to Colchester, Maldon and Witham as the Headingham Bus comany Start and end their services from within the village.

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 themselves 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.



Church Hawes



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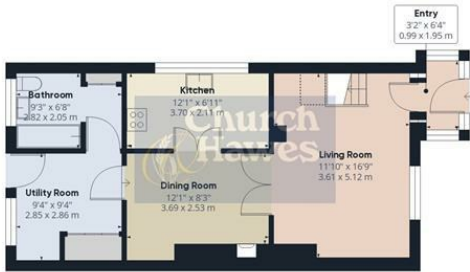


Church Hawes



Church Hawes





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1341.93 ft²

124.67 m²

Reduced headroom

5.75 ft²

0.53 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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