



£295,000

Station Road, Tollesbury CM9 8RB

Terraced House | 3 Bedrooms | 1 Bathroom

01621 880600

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Step Inside

Key Features

- Three bedrooms
- Unique spacious converted loft room, 3 storeys
- Ground floor bathroom, separate W/C
- Conservatory
- On street parking
- Popular location!

Property Description

Three bedroom end of terrace home, with enclosed garden, in the popular location of Tollesbury.

Main Particulars

Sage Green Estate Agents are delighted to offer for sale this end of terrace, three-bedroom home. It is within a short walking distance of the local shops and schools, in the popular village of Tollesbury.

The property is in need of modernisation but does offer versatile accommodation comprising of a lounge, separate dining room, kitchen, conservatory and ground floor bathroom, with separate adjoining w/c.

On the first floor, there is two double bedrooms, with the third bedroom being a unique converted loft bedroom on the second floor.

Outside has a front and rear garden, with side access.

We would highly recommend a viewing to appreciate the potential that the property offers.

Entrance:

Leading to stairs and hallway.

Lounge: 2.71 x 4.29 M

Window to front, doors through to dining room, open fireplace

Dining room: 3.74 x 4.03 M

Window to side, electric fireplace, doors through to lounge, obscure window to kitchen, door to kitchen, door to hallway.

Kitchen: 3.93 x 2.44 M

Obscure door to side, window to side, worktops with drawers and cupboards beneath, eye level units, sink and drainer, obscure window to dining room, door to dining room, obscure door to bathroom.

Conservatory: 3.07 x 1.99 M

Door to bathroom, double doors leading to garden.

Bathroom:

Obscure door to conservatory, wash hand basin, bath, shower cubicle, tiled walls. Obscure door to toilet, obscure door to kitchen.

Separate adjoining W/C

Obscure window to side

First Floor:

Bedroom 1: 3.77 x 4.31 M

Two windows to front, built in cupboards, door to hallway

Bedroom 2: 3.77 x 3.31 M

Window to rear, door to hallway

Second Floor:

Bedroom 3: 4.3 x 3.8 M

Window to front, door to hallway, windows to hallway

Outside:

Front garden area

Rear garden comprising of patio and grass

Side access

Notes:

The details above do not form any offer or contract. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. The purchaser should satisfy themselves by inspection or otherwise as to the accuracy of statements within the details. All measurements and floor plans are approximate.

Sage Green Estate Agents do not test services or appliances in any property offered for sale. Such detail should be verified by the purchaser.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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