



GAME ESTATES

PROPERTY SALES & LETTINGS

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1a Darnet Road
Tollesbury
Essex
CM9 8XG

£325,000



Two bedroom detached bungalow

En-suite shower room to master

17` x 9`11 kitchen/breakfast room

Lounge

Large conservatory

Garage & off road parking

Family bathroom

Spacious reception hall

This two bedroom detached bungalow is located on the Blackwater Estuary, with green walks, bird reserve, saltpool, Marina, sailing and yacht clubs within walking distance. Offered in excellent condition, no onward chain.

Recessed Porch:

With part glazed entrance door to hall.

Reception Hall: 11' 5" x 5' 10" (3.48m x 1.78m)

Loft access (unchecked), recessed airing cupboard, recessed cloaks cupboard, radiator, doors to:

Lounge: 17' 5" x 10' 10" (5.30m x 3.30m)

Double opening doors, two radiators, double opening casement doors to conservatory.

Conservatory:

Of brick and glazed construction, tiled floor, power sockets, double opening casement doors to garden.

Kitchen/Breakfast Room: 17' 0" x 9' 11" (5.18m x 3.02m)

Comprehensive range of units and work surfaces with inset sink, drawers and cupboards under, fitted oven, inset hob, extractor over, washing machine, dishwasher, fridge, window to front aspect, tiled floor, glazed door to side aspect, eye level cabinets, radiator.

Bedroom 1: 11' 7" x 10' 8" (3.53m x 3.25m)

Window to rear aspect, fitted wardrobes, radiator, door to en-suite.

En-suite: 8' 2" x 3' 0" (2.49m x 0.91m)

White suite comprising enclosed shower, close coupled w.c, wall mounted wash basin, obscure window to rear aspect, tiled floor, radiator.

Bedroom 2: 8' 10" x 7' 9" (2.69m x 2.36m)

Window to front aspect, radiator.

Family Bathroom: 10' 11" x 5' 2" (3.32m x 1.57m)

White suite comprising panel bath with mixer tap shower attachment, close coupled w.c, wall mounted wash basin, obscure window to rear aspect, radiator.

Front garden:

Off road parking leading to garage, water tap.

Garage: 17' 11" x 8' 5" (5.46m x 2.56m)

Up and over door, part glazed door to garden, power, light and water connected, loft storage area, oil boiler.

Rear Garden: 36' 7" x 44' 3" (11.14m x 13.48m)

Paved patio areas, laid to lawn, mature trees and shrubs, oil tank, panel fencing, gate to side boundary.

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

Energy performance certificate (EPC)

1a, Damet Road Tollesbury MALDON CM9 8XG	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: 22 October 2024 <hr/> Certificate number: 2328-4924-7290-2994-2914
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Property type Detached bungalow

Total floor area 69 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

