



Chapel Road, Tiptree

CO5 0RA

CURTIS O'BOYLE

Sales & Lettings



Chapel Road, Tiptree

C05 ORA

£399,995

Three/four bedroom semi detached house situated in a sought after turning convenient for the village centre and offered with no onward chain.

Accommodation includes a lounge and dining area, fitted kitchen, useful boot room/porch and ground floor 4th bedroom/snug. To the first floor are three bedrooms, family bathroom and ensuite WC. The front of the property has a large driveway for up to six cars with side access to the back garden which has a large brick store to the rear.

ENTRANCE PORCH/BOOT ROOM 8' 3" x 6' 9" (2.51m x 2.06m) Timber entrance door, two windows to front aspect, wood effect laminated flooring, coved to smooth ceiling, work top with cupboards below, obscure glazed French doors to hallway.

HALLWAY Coved to smooth ceiling, radiator, stairs to first floor, understairs cupboard.

KITCHEN 15' 7" x 9' 1" (4.75m x 2.77m) max. Double glazed door to side aspect, double glazed window to side aspect, coved to smooth ceiling, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, tiled splashbacks, tiled floor, wall mounted gas boiler, door to snug/bedroom four.

SNUG/BEDROOM FOUR 10' 11" x 7' 10" (3.33m x 2.39m) Double glazed window to front aspect, radiator, coved to smooth ceiling

LOUNGE 15' 8" x 10' 11" (4.78m x 3.33m) Glazed French doors to rear garden, textured and coved ceiling, feature fireplace, open plan to dining area.

DINING AREA 9' 9" x 7' 2" (2.97m x 2.18m) Double glazed windows to side and rear aspects, radiator, coved to smooth ceiling.

FIRST FLOOR LANDING Coved to smooth ceiling, loft access.

BEDROOM ONE 13' 7" x 9' 4" (4.14m x 2.84m) Two double glazed windows to front aspect, radiator, coved to smooth ceiling fitted wardrobes and cupboards, door to ensuite WC.

ENSUITE WC Coved to smooth ceiling, extractor fan, part tiled walls, close coupled WC, wash hand basin.

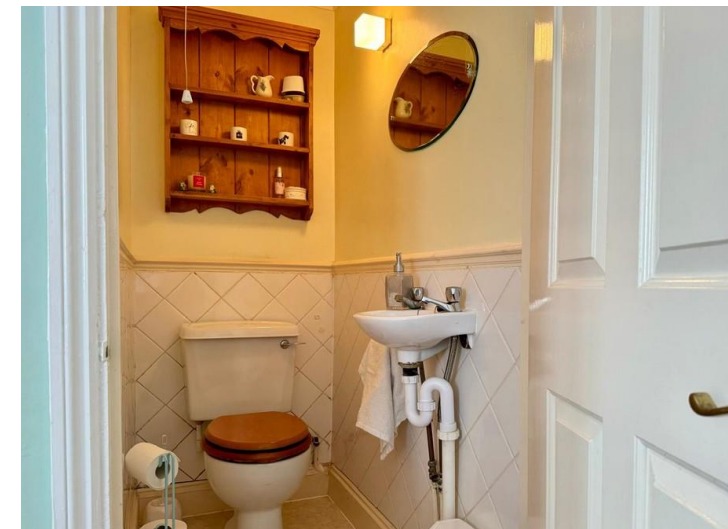
BEDROOM TWO 10' 10" x 8' 11" (3.3m x 2.72m) Double glazed window to rear aspect, radiator.

BEDROOM THREE 7' 10" x 6' 5" (2.39m x 1.96m) Double glazed window to rear aspect, radiator, textured and coved ceiling.

BATHROOM 9' 4" x 5' 4" (2.84m x 1.63m) Obscure double glazed window to side aspect, heated towel rail, panelled bath with electric shower over, low level WC, wash hand basin. tiled walls.

REAR GARDEN Paved patio area, area laid to lawn, flower and shrub beds, gated side access, brick store (18' 11" x 8' 6" (5.77m x 2.59m)) with power and light and further attached shed.

FRONT Driveway for six cars.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 984 sq.ft. (91.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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