

Southgate Crescent, Tiptree
CO5 0QW

CURTIS O'BOYLE

Sales & Lettings





Southgate Crescent, Tiptree

C05 0QW

£290,000

Mid terraced house situated within this popular modern estate convenient for Tiptree village centre. Offered with no onward chain.

ENTRANCE HALL Obscure double glazed entrance door, radiator, wood effect laminated flooring, smooth ceiling.

LOUNGE 14' 6" x 9' 8" (4.42m x 2.95m) plus recess. Double glazed window to front aspect, radiator, smooth ceiling, understairs cupboard, wood effect laminated flooring, double doors to kitchen.

KITCHEN/DINER 12' 11" x 9' 3" (3.94m x 2.82m) Double glazed window to rear aspect, double glazed French doors to rear garden, radiator, fitted base and wall units, stainless steel sink unit with mixer tap inset into work tops, built in electric oven and four ring gas hob with hood above, smooth ceiling with inset downlighters, space for washing machine, tiled splashbacks.

FIRST FLOOR LANDING Smooth ceiling, doors to bedrooms and bathroom.

BEDROOM ONE 10' 6" x 9' 9" (3.2m x 2.97m) plus recess and wardrobe. Two double glazed windows to front aspect, smooth ceiling with inset downlighters, fitted wardrobes, airing cupboard.

BEDROOM TWO 11' 3" x 7' 9" (3.43m x 2.36m) Double glazed window to rear aspect, smooth ceiling with inset downlighters, radiator.

BATHROOM 8' 10" x 4' 10" (2.69m x 1.47m) Obscure double glazed window to rear aspect, radiator, smooth ceiling with inset downlighters, panelled bath with mixer tap and shower over, close coupled WC, pedestal wash hand basin, part tiled walls.

REAR GARDEN Commences with decking with remainder mostly laid to lawn, panelled fencing, timber shed, gated rear access.

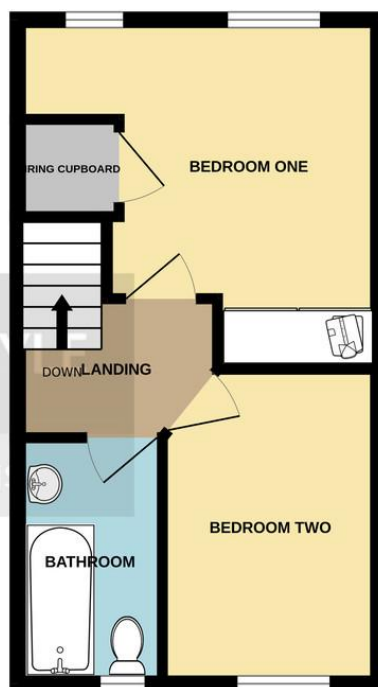
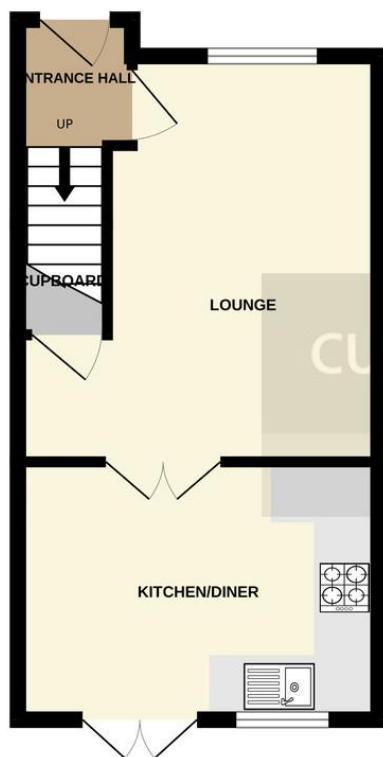
FRONT 2 Allocated parking space.



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

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



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TOTAL FLOOR AREA: 616 sq.ft. (57.3 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 C	
55-68	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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