



## 2 Bedroom Mid Terraced House located in Tiptree.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Heycroft Way Tiptree Colchester CO5 0DG



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721  
sq ft

Guide Price  
£260,000 to  
£270,000

## FULL DESCRIPTION

### OVERVIEW

We are pleased to offer this spacious two bedroom mid terrace house in the heart of Tiptree WITH NO ONWARD CHAIN. Includes a large living room, kitchen diner, conservatory, two double bedrooms, a bathroom, garage and driveway, there's plenty on offer - viewing recommended

### GROUND FLOOR

#### ENTRANCE PORCH

5' 4" x 3' 4" (1.63m x 1.02m)

#### LIVING ROOM

15' 8" x 14' 0" (4.78m x 4.27m)

Large window to front aspect. Gas Fire. Double doors to kitchen and stairs to first floor

#### KITCHEN DINER

13' 11" x 10' 4" (4.24m x 3.15m)

Double doors to living room, and door to conservatory. Fitted wall and base units with sink, double electric oven, electric hob and extractor, plus space for fridge freezer, washing machine and dishwasher

#### CONSERVATORY

10' 3" x 8' 1" (3.12m x 2.46m)

Double doors to rear garden. Please note the roof has been soundproofed due to the nature of the owners work, but this can easily be removed if required

### FIRST FLOOR

#### BEDROOM ONE

12' 5" x 10' 7" (3.78m x 3.23m)

Large window to front aspect and built in wardrobe

#### BEDROOM TWO

13' 2" x 8' 8" (4.01m x 2.64m)

Window to rear aspect

#### SHOWER ROOM

7' 7" x 4' 11" (2.31m x 1.5m)

Window to rear aspect, corner shower unit, wash basin and WC

#### GARAGE

16' 7" x 7' 9" (5.05m x 2.36m)

Accessed via Green Lane there is a garage with a single parking space in front. The garage has power, lighting and an up and over door. There is a path that links round to the rear garden

### OUTSIDE

The home is separated from the road by a front lawn. The rear garden is low maintenance and paved with raised beds and a rear access gate leading towards the garage

### LOCATION

Situated near the centre of Tiptree and subsequently offering nearby access to primary and secondary schools with favourable ratings, Asda and Tesco supermarkets, doctors and other local amenities, so you have all your essentials close by. Tiptree is a sought-after village with plenty of countryside surrounding it. Kelvedon Train station (approx 2.5 miles) offers mainline services to London and Colchester. You have nearby access to the A12 and are only a short drive from Colchester, Maldon, Witham and Chelmsford, making it an ideal place to live for commuters.



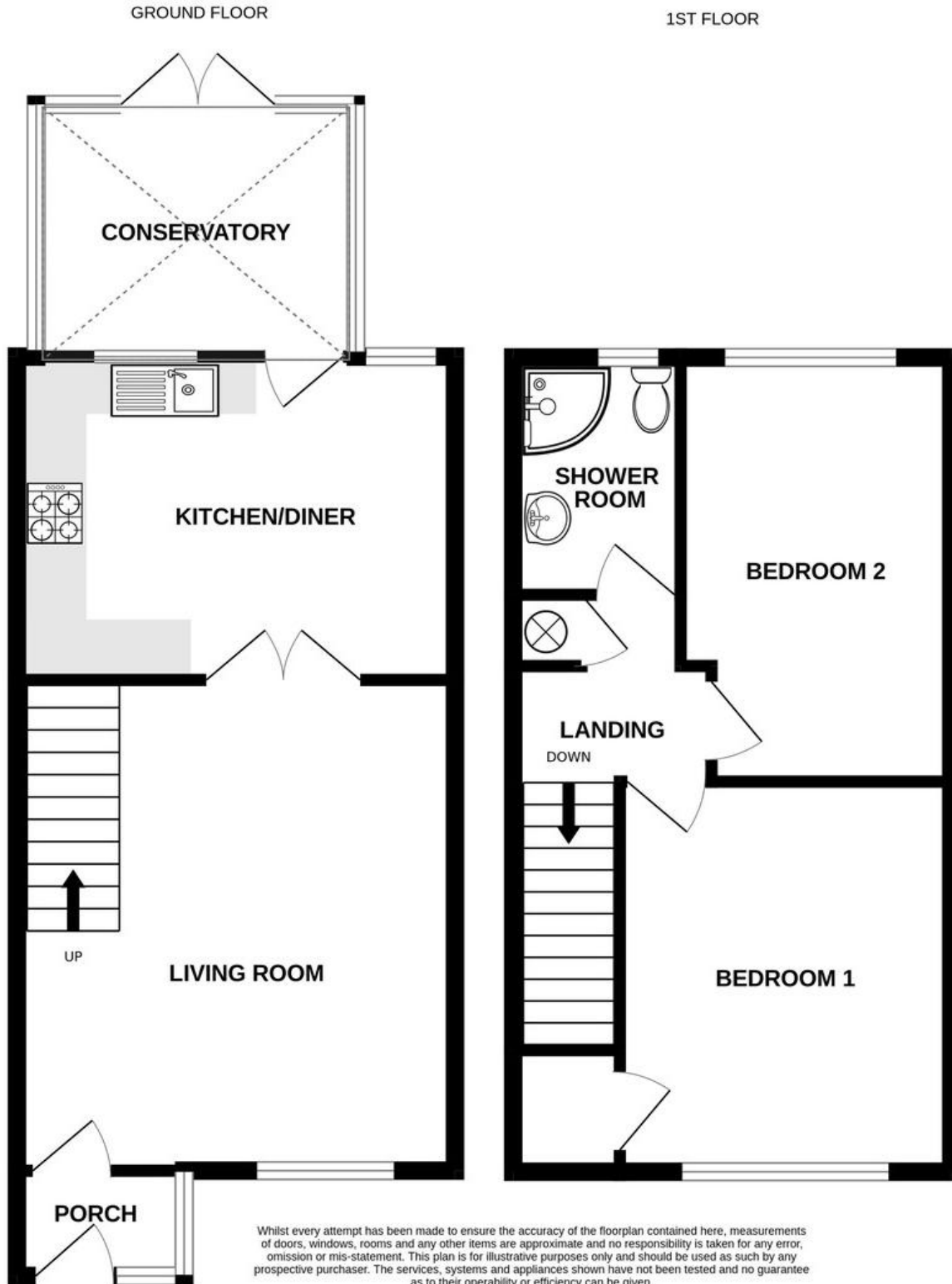




**Heycroft Way, Tiptree CO5 0DG**



# FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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