

## 3 Bedroom End Terraced House located in Tiptree.

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# Ager Avenue Tiptree Colchester CO5 0GL



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## Guide Price £350,000

\*Guide price £350,000 to £375,000\*

We are delighted to offer this immaculate three bedroom end of terrace located on the Bloor development. This spacious house offers three bedrooms with ensuite to master, family bathroom, kitchen/diner and lounge. The property is only 18 months old and has 8 years remaining with its NHBC warranty.

## FULL DESCRIPTION

### OVERVIEW

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### HALLWAY

radiator, stairs to first floor.

### LOUNGE

**12' 2" x 14' 3" (3.71m x 4.34m)**

Double glazed window to front, radiator, storage cupboard.

### KITCHEN/DINER

**12' 4" x 11' 9" (3.76m x 3.58m)**

French doors to rear, matching eye and base units, integrated dishwasher and fridge/freezer, gas 4 ring hob, electric low level oven, radiator, opening to utility area;

### UTILITY AREA

Gas combi boiler, space for washing machine.

### CLOAKROOM

Low level w.c., wash hand basin, radiator.

### LANDING

Loft hatch.

### BEDROOM ONE

**9' 5" x 11' 5" (2.87m x 3.48m)**

Window to rear, radiator.

### ENSUITE SHOWERROOM

Obscured window to rear, low level w.c., wash hand basin, double shower with mixer, heated towel rail.

### BEDROOM TWO

**10' 1" x 8' 7" (3.07m x 2.62m)**

Window to front, radiator.

### BEDROOM THREE

**8' 7" x 6' 5" (2.62m x 1.96m)**

Window to front, radiator, storage cupboard.

### GARDEN

Patio area, mainly laid to lawn, shed to remain, side access.







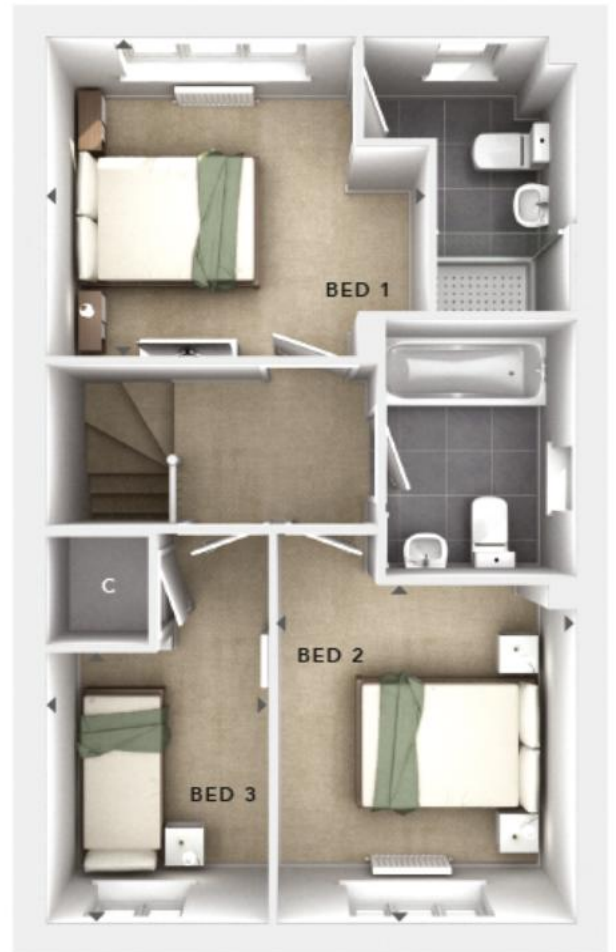
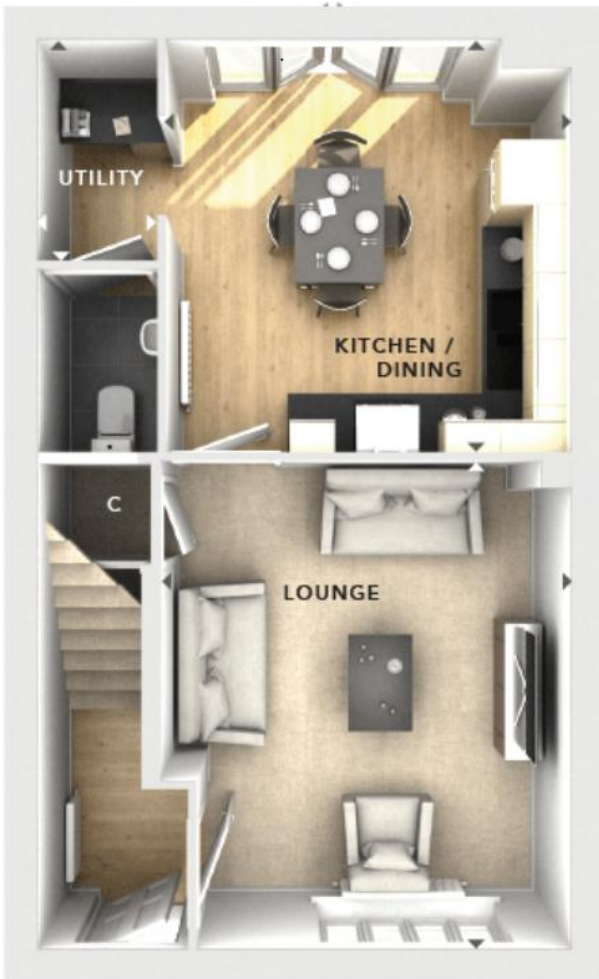


**Ager Avenue, Tiptree CO5 0GL**





## FLOORPLAN



CONTACT  
1 Church Road  
Tiptree  
Colchester  
Essex  
CO5 0LG

E [info@john-alexander.co.uk](mailto:info@john-alexander.co.uk)

T 01621 814334 [www.john-alexander.co.uk](http://www.john-alexander.co.uk)

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