



## 3 Bedroom Semi-Detached House located in Tiptree.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Lavender Close Tiptree Colchester CO5 0BG



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Guide Price  
**£340,000 to  
£360,000**

We are delighted to offer this three bedroom semi-detached house which has been modernised throughout benefiting from block paved driveway to the front and side leading to detached garage with electric roller door.

## FULL DESCRIPTION

### OVERVIEW

We are delighted to offer this three bedroom semi-detached house which has been modernised throughout benefiting from block paved driveway to the front and side leading to detached garage with electric roller door.

### ENTRANCE HALL

Stairs to first floor, radiator, understairs cupboard.

### LOUNGE

**13' 3" x 10' 10" (4.04m x 3.3m)**

Double glazed window to front, radiator.

### KITCHEN/DINER

**17' 0" x 10' 9" (5.18m x 3.28m)**

One and a half bowl single drainer sink unit with cupboard's under, matching base and eye level cupboards, work surfaces, built in oven, hob and extractor fan, integrated fridge freezer, space for washing machine, radiator, double glazed window and French doors to rear.

### LANDING

Access loft space, double glazed window to side.

### BEDROOM ONE

**12' 9" x 10' 4" (3.89m x 3.15m)**

Double glazed window to front, radiator, built in double wardrobe, storage cupboard.

### BEDROOM TWO

**9' 3" x 9' 5" (2.82m x 2.87m)**

Double glazed window to rear, radiator, fitted wardrobes.

### BEDROOM THREE

**9' 6" x 6' 6" (2.9m x 1.98m)**

Double glazed window to front, radiator, storage cupboard.

### BATHROOM

White suite comprising of panelled bath, separate shower, low level WC, wash basin, chrome heated towel rail, obscure double glazed window to rear.

### OUTSIDE

Block paved driveway to the front and side leading to detached garage with electric roller door and personal door to side.

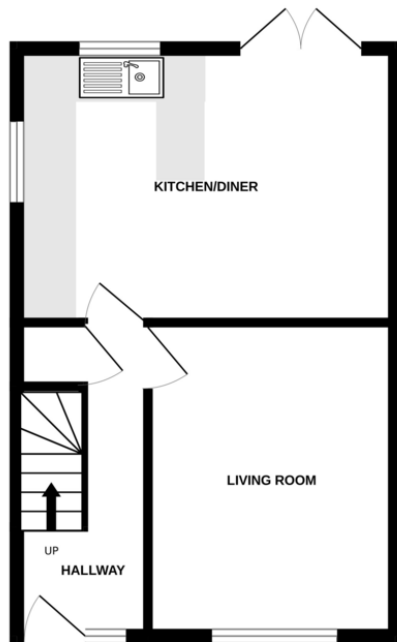
The rear garden in of a generous size being laid to lawn with patio area, shed, enclosed by fencing.



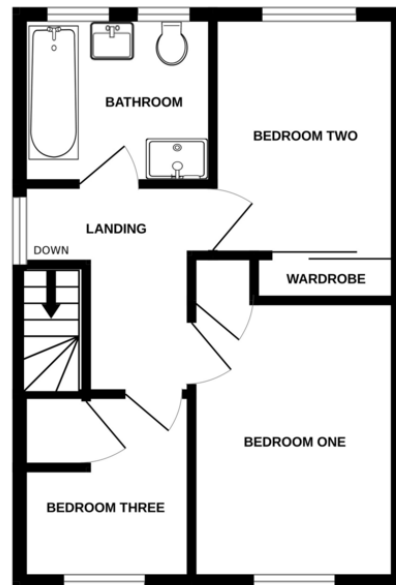


## FLOORPLAN

GROUND FLOOR



1ST FLOOR

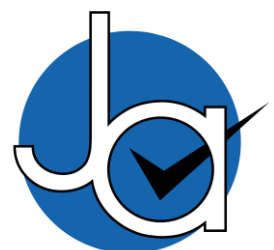


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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