



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Church Road**  
Tiptree, Colchester, CO5 0AB

**£550,000**  
EPC Rating 'E'

- THREE BEDROOMS
- DOUBLE GARAGE
- PRIVATE MEWS
- AMPLE OFF ROAD PARKING





## Property Description

\*\*\*GUIDE PRICE - £550,000-£575,000\*\*\*

We are delighted to offer for sale this three double bedroom DETACHED bungalow, nestled in a private mews residing off of Tiptree's high street, This bungalow is perfectly located as it is within easy WALKING DISTANCE to the shops and amenities. The bungalow comprises of a lounge, three good sized bedrooms, a Jack and Jill bathroom along with a separate WC. At the rear of the property you will find a contemporary open plan kitchen/dining room which leads onto the enclosed rear garden. The property benefits from a double garage and ample off road parking at the front of the property. Please call us now to arrange your viewing, 01621 815815.



#### ENTRANCE HALL

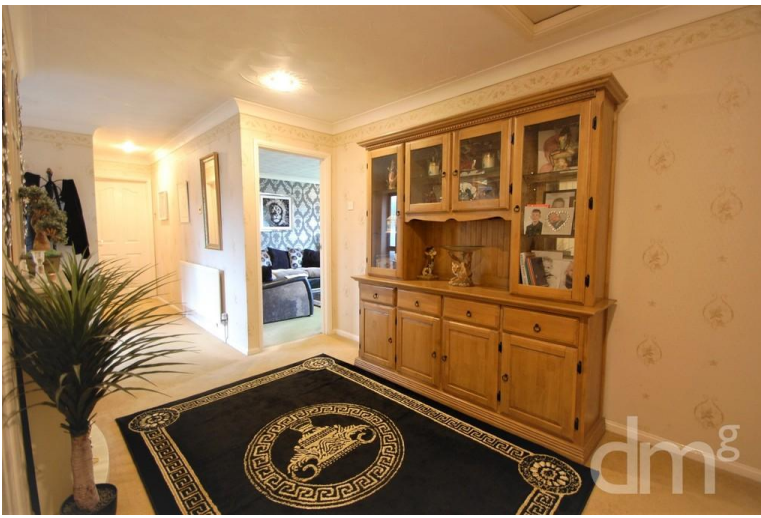
Entrance via part glazed door, radiator, electric fire, loft access.

#### LOUNGE

23' 7" x 11' 8" (7.19m x 3.56m) Bay window to front, double doors to rear, electric feature fire place, two radiators.

#### CLOAKROOM

Low level WC, wash hand basin, tiled walls, extractor fan.



#### BEDROOM ONE

14' 2" x 10' 0" (4.32m x 3.05m) Window to rear, built in wardrobes, radiator, door leading to;

#### JACK AND JILL BATHROOM

Frosted window to side, corner bath with shower above, low level WC, wash hand basin, radiator and extractor fan.

#### BEDROOM TWO

12' 6" x 9' 1" (3.81m x 2.77m) Window to side, built in double wardrobes, radiator.

#### BEDROOM THREE

10' 00" x 9' 01" (3.05m x 2.77m) Window to front, radiator.



#### KITCHEN/DINING AREA

23' 11" x 14' 03" (7.29m x 4.34m) A vast open plan space, kitchen comprises of one and a half bowl single drainer sink unit with cupboards under, matching base and eye level cupboards, roll top work surfaces, space for dishwasher, integrated oven, hob and extractor fan, space for fridge, double glazed window to rear and door to garden.





**OUTSIDE**

**FRONT**

The front of the property has ample off road parking for several vehicles, there also two side gates either side of the property providing full access to the rear garden.

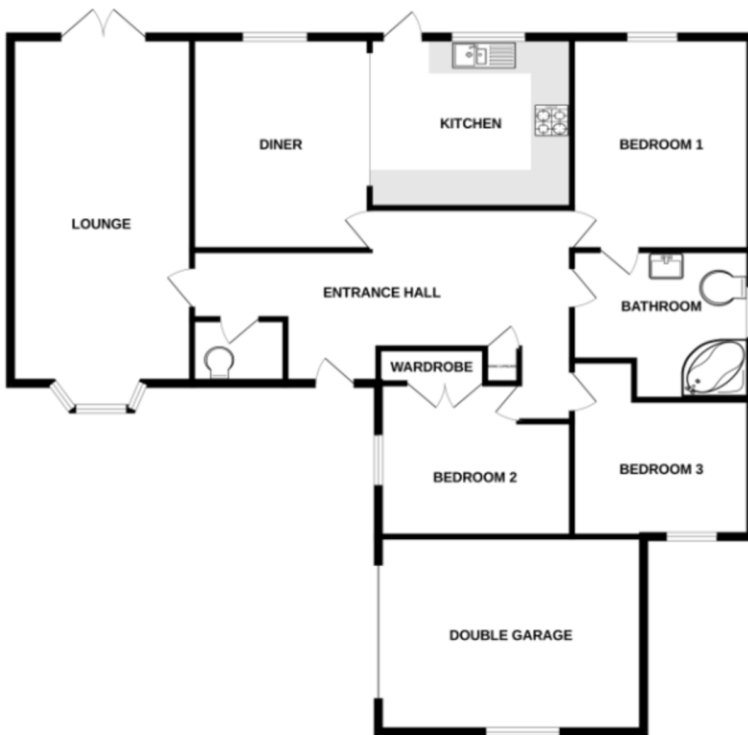
**REAR**

Unoverlooked rear garden is mainly laid to lawn with shrub borders, it benefits from a summer house and an outside tap.

**DOUBLE GARAGE**

17' 7" x 18' 6" (5.36m x 5.64m) Up and over door with window to front, space for washing machine, fridge/freezer and dishwasher, boarded ceiling provided further loft space.

The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements