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DAVID MARTIN
GROUP

Birchwood Close
Tiptree, CO5 0JS

£375,000
EPC Rating 'C'

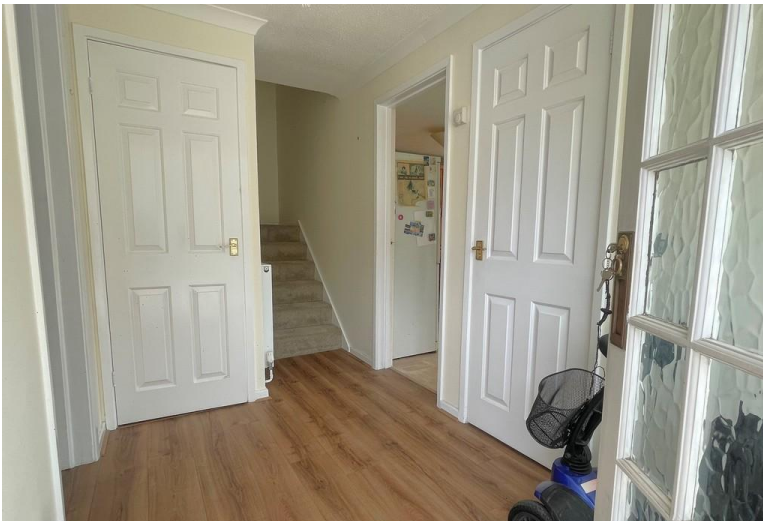
- Three Bedroom Semi-Detached House
- Quiet Cul-De-Sac location
- Garage & Off Road Parking
- NO ONWARD CHAIN





Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented three-bedroom semi-detached house located in a quiet cul-de-sac in the sought-after village of Tiptree, which offers an excellent range of shops, schools, and local amenities. The property features an entrance porch leading into a welcoming entrance hall, a bright lounge with bay window, and a kitchen open plan to the dining area. On the first floor there are three bedrooms and a newly fitted modern shower room. Externally the property benefits from a garage, a driveway providing off-road parking, and an enclosed rear garden with open field views to the rear. The property is being sold with no onward chain, we highly recommend a viewing to fully appreciate all it has to offer.



PORCH

Enter the property via a glazed entrance door to front aspect, windows to rear and side, part glazed door to:

ENTRANCE HALL

Spacious entrance hall, under stairs storage cupboard, radiator.

LOUNGE

17' 02" x 10' 02" (5.23m x 3.1m) Bay window to front, Fireplace with inset electric fire, radiator.

KITCHEN

11' 03" x 9' 06" (3.43m x 2.9m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, space for fridge/freezer, washing machine, dishwasher and freestanding cooker with extractor over. Open plan to:

DINING ROOM

12' 10" x 8' 05" (3.91m x 2.57m) Sliding doors to rear, radiator, window to side.

LANDING

Loft access, storage cupboard.

BEDROOM ONE

17' 03" x 9' 05" (5.26m x 2.87m) Window to front, radiator.



BEDROOM TWO

8' 11" x 8' 07" (2.72m x 2.62m) Window to rear, fitted wardrobes, over stairs storage cupboard, radiator.



BEDROOM THREE

8' 07" x 8' 01" (2.62m x 2.46m) Window to rear, radiator.

SHOWER ROOM

Newly fitted with double shower cubical with rainfall shower head and separate shower attachment, wash hand basin and low level W.C inset to vanity unit, heated towel rail, spotlights, extractor fan, window to side.





OUTSIDE

FRONT

Block paved driveway providing off road parking, lawn area, side access to rear garden.

GARAGE

Single garage with up and over door.

GARDEN

Enclosed rear garden with patio area to rear of property, rest mainly laid to lawn with shrub borders, field views to rear.

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		87 B
69-80	C	69 C	
55-68	D		
39-54	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