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DAVID MARTIN
GROUP

Chapel Road
Tiptree, CO5 0HP

Guide Price £325,000 - £350,000

EPC Rating 'D'

- Two Bedroom Semi-Detached Bungalow
- Garage & Off Road Parking
- Generous Rear Garden
- NO ONWARD CHAIN





Property Description

David Martin Estate Agents are delighted to offer for sale this two-bedroom semi-detached bungalow situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property consists of an entrance hall, a spacious lounge with open fire and bay window, comprehensively fitted kitchen, conservatory, two bedrooms and a shower room. Externally the property benefits from off road parking, an integral garage and a generous sized garden measuring approx. 170ft. The property is being sold CHAIN FREE and we highly recommend a viewing to really appreciate all it has to offer.





ENTRANCE HALL

Enter the property via a part glazed entrance door to side aspect, laminate flooring, radiator, storage cupboard, double doors to:

LOUNGE

14' 09" x 14' 09" (4.5m x 4.5m) Box bay window to front, open fire, radiator, door to garage.

KITCHEN

8' 11" x 7' 07" (2.72m x 2.31m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, double eye level oven, four ring gas hob, space for washing machine and fridge/freezer, tiled floor, window to side.

CONSERVATORY

15' 08" x 8' 11" (4.78m x 2.72m) Windows to rear and side, tiled floor, double doors to rear garden.

BEDROOM ONE

11' 08" x 8' 11" (3.56m x 2.72m) Sliding doors to conservatory, radiator.

BEDROOM TWO

8' 11" x 8' 07" (2.72m x 2.62m) Double doors to conservatory, radiator.



SHOWER ROOM

5' 09" x 5' 04" (1.75m x 1.63m) Window to side, shower cubical, low level W.C, hand wash basin, tiled floor, radiator.

GARAGE

16' 04" x 11' 04" reducing to 8'08" (4.98m x 3.45m) Integral garage with electric roller door, power and light connected, wall mounted gas fired boiler, door to rear garden and lounge.





OUTSIDE

FRONT

Driveway providing off road parking, side access to rear garden.

REAR GARDEN

Enclosed rear garden measuring approx.170ft. with patio area to the rear of the property. The rest of the garden is mainly laid to lawn as well as a number of flower beds with an array of established plants, trees, and shrubs, a gate providing side access, and a personnel door to the garage.



AGENT NOTE

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.



TOTAL FLOOR AREA: 857 sq.ft. (79.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 will be given regarding their condition or operation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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