



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

**The Cut**  
Tiptree, CO5 0TR

**Guide Price £300,000**

- Detached Three Bedroom Bungalow
- Chain Free
- Central Village Location
- Well Proportioned Plot



## The Cut, Tiptree, CO5 0TR



### Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom detached bungalow centrally situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The bungalow is in need of modernisation throughout but does offer versatile accommodation comprising of an entrance hall, lounge/dining room, separate dining room, kitchen, three bedrooms and a bathroom. The property sits on a well proportioned plot with off road parking and an enclosed garden to rear. The property is CHAIN FREE and a viewing is highly recommended to appreciate the setting and potential that the property offers.



#### ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, electric storage heater, door to:

#### LOUNGE/DINER

20' 8" x 15' 8" (6.3m x 4.78m) reducing to 8'4 A bright room being well lit by window and fully glazed door to rear aspect, electric storage heater, the room features a Park Ray log burner (untested).

#### DINING ROOM

12' x 11' (3.66m x 3.35m) Window to side aspect, the room features a open fireplace, door to:



#### KITCHEN

9' 10" x 9' (3m x 2.74m) Window and part glazed door to side aspect, twin drainer stainless steel sink unit with cupboards under, additional worksurface with appliance storage and drawers and cupboards under, eye level wall mounted units, plumbing for washing machine, splash tiling.

#### BEDROOM ONE

11' 10" x 10' 6" (3.61m x 3.2m) Window to front aspect, fitted wardrobe, airing cupboard.

#### BEDROOM TWO

12' x 11' (3.66m x 3.35m) Window to front aspect, fitted wardrobe



#### BEDROOM THREE

9' 2" x 8' 5" (2.79m x 2.57m) Windows to front and rear aspect, electric storage heater.

#### BATHROOM

6' x 5' 8" (1.83m x 1.73m) White suite comprising of low flush WC, pedestal wash hand basin, panel bath, splash tiling.





**OUTSIDE**

To the front of the property there is a garden laid to lawn with driveway providing parking, pedestrian access to rear garden.

**REAR GARDEN**

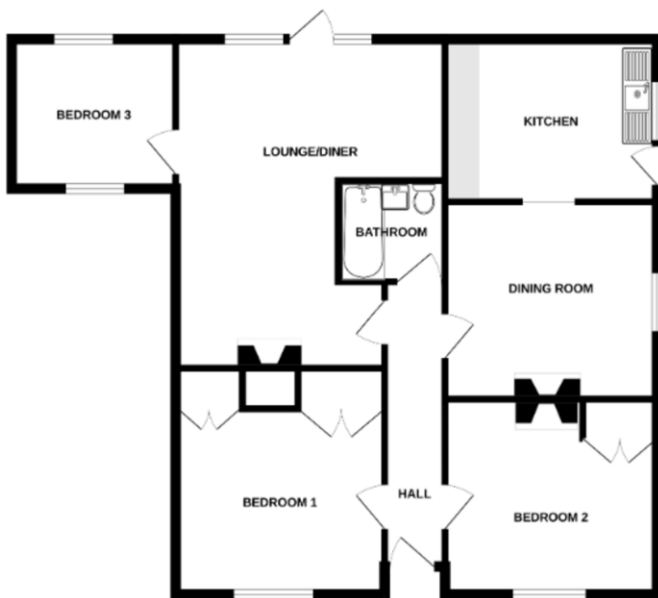
Being enclosed by panel fencing the garden is laid to lawn.

**NOTE**

We understand from the vendor that the property is Timber framed.

**AGENT NOTES**

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		
55-68	D		64 D
39-54	E		
21-38	F	25 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