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DAVID MARTIN
GROUP

Heycroft Way
Tiptree, CO5 0DS

£280,000
EPC Rating 'E'

- Two Bedroom Bungalow
- Garage & Enclosed Garden
- NO ONWARD CHAIN
- Central Village Location





Property Description

David Martin Estate Agents are delighted to offer for sale this well presented two bedroom bungalow centrally situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property consists of an entrance porch, good sized lounge, fitted kitchen, two bedrooms, a bathroom and a lean to conservatory. Externally the property benefits from an enclosed rear garden and a garage with electric door. The property is being sold CHAIN FREE and we highly recommend a viewing to appreciate all the property has to offer.



ENTRANCE PORCH

Enter the property via a part glazed entrance door to front aspect, window to front, part glazed door to:

LOUNGE

15' 06" x 10' 07" (4.72m x 3.23m) Window to front, wall mounted storage heater, open to:

KITCHEN

9' 10" x 6' 06" (3m x 1.98m) Comprehensively fitted with a range of wall and base units incorporating a composite sink with drainer and pull out hose tap, tiled splash back, double eye level oven, space for washing machine, four ring electric hob with extractor over, built in cupboard, door to:

LEAN TO

18' 03" x 7' 07" (5.56m x 2.31m) Two sets of sliding doors to rear garden.

HALLWAY

Loft access, storage cupboard.

BEDROOM ONE

14' 05" x 9' 01" (4.39m x 2.77m) Window to front, wall mounted storage heater.

BEDROOM TWO

10' 11" x 7' 06" (3.33m x 2.29m) Window to rear, wall mounted storage heater.

BATHROOM

Window to rear, panel enclosed bath with shower over, low level W.C, and wash basin, fully tiled walls.





OUTSIDE

FRONT

Free standing area to front of property.

GARAGE

Single garage to the rear of the property with electric roller door.

REAR GARDEN

Enclosed low maintenance rear garden with patio area, borders, artificial grass, timber shed (to remain), gate to rear of garden giving access to 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.

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 651 sq.ft. (60.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, 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 service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Many with Message 0204

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 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