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DAVID MARTIN
GROUP

Walnut Tree Way
Tiptree, CO5 0NL

£290,000
EPC Rating 'D'

- Three Bedroom Semi-Detached House
- CHAIN FREE
- Off Road Parking
- Central Village Location





Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom semi-detached family home 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 kitchen/diner with double doors to the rear garden, a good sized lounge, a ground floor cloakroom, three good sized bedrooms and a family bathroom. Externally the property benefits from off road parking and an enclosed garden to the rear. The property is being sold with NO ONWARD CHAIN.





PORCH

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

ENTRANCE HALL

Radiator, stairs rising to first floor landing.

LOUNGE

17' 03" x 11' 04" (5.26m x 3.45m) Window to front, laminate flooring, radiator, brick built fireplace.

KITCHEN/DINER

17' 08" x 10' 01" (5.38m x 3.07m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, space and plumbing for washing machine, dishwasher, freestanding cooker and fridge/freezer, radiator, tiled floor, built in storage cupboard, windows to side and rear, double doors to rear garden.

CLOAKROOM

Window to side, tiled floor, low level W.C, corner wash hand basin.

LANDING

Window to side, loft access, airing cupboard.

BEDROOM ONE

14' 02" x 9' 09" (4.32m x 2.97m) Window to front, radiator, built in wardrobe, laminate flooring,

BEDROOM TWO

10' 05" x 9' 06" (3.18m x 2.9m) Window to rear, laminate flooring, radiator, built in cupboard.

BEDROOM THREE

10' 10" x 7' 07" (3.3m x 2.31m) Window to front, laminate flooring, radiator, built in cupboard.

BATHROOM

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

OUTSIDE

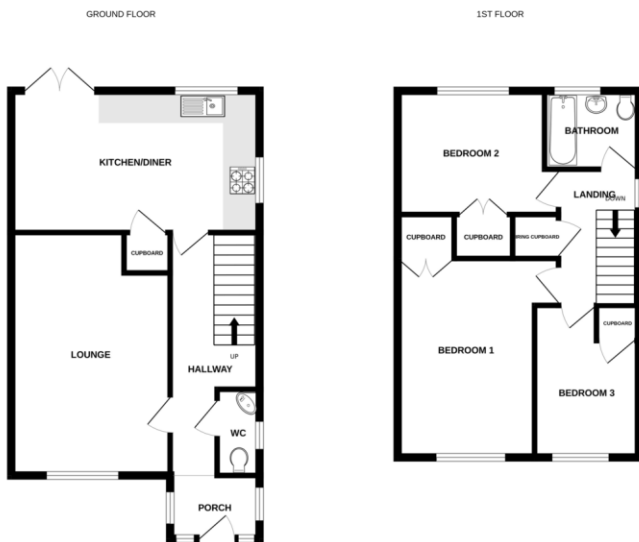
FRONT

Block paved driveway providing off road parking for several vehicles, side access to rear garden.

REAR GARDEN

Patio area to the rear of the property, rest mainly laid to lawn with shrub borders, timber shed (to remain).

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.



Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or operation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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 and 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