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DAVID MARTIN
GROUP

Caxton Close
Tiptree, CO5 0HA

£299,950
EPC Rating 'C'

- Three bedroom Terraced House
- CARPORT parking for 2/3 cars
- Central Village Location
- IDEAL FIRST PURCHASE





Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom well presented terraced house centrally situated in the popular village of Tiptree within walking distance to shops, schools and local amenities. The property consists of a welcoming entrance hall, modern fitted kitchen, lounge/diner with double doors to the rear garden and a ground floor cloakroom. On the first floor there are three bedrooms and a family bathroom. Externally the property benefits from a sunny well maintained rear garden and a car port with parking for 2/3 cars. We highly recommend a viewing of this property to really appreciate all it has to offer.





ENTRANCE HALL

Enter the property via an entrance door to front aspect, radiator, built in cupboard, stairs rising to first floor landing.

KITCHEN

8' 06" x 7' 09" (2.59m x 2.36m) Fitted with a range of wall and base units with pull out storage, sink with drainer and mixer tap, oven and four ring gas hob with extractor over, integrated dishwasher, space and plumbing for washing machine and fridge freezer, kickboard heater, window to front.



LOUNGE/DINER

17' 02" x 15' 11" Maximum measurements. (5.23m x 4.85m) L shaped room with window and double doors to the rear garden, two radiators, feature fireplace with inset electric fire.

CLOAKROOM

Window to front, low level W.C, hand wash basin, spotlights, radiator.

LANDING

Loft access.

BEDROOM ONE

17' 10" x 10' 04" (5.44m x 3.15m) Two windows to rear, radiator, built in wardrobes.



BEDROOM TWO

11' 05" x 8' 05" (3.48m x 2.57m) Window to front, laminate flooring, radiator, airing cupboard housing gas fired combi boiler.

BEDROOM THREE

10' 11" x 7' 02" (3.33m x 2.18m) Window to front, laminate floor, radiator.

FAMILY BATHROOM

P-shaped bath with shower attachment, low level W.C, hand wash basin, spotlights, extractor fan, radiator, part tiled walls.





OUTSIDE

REAR GARDEN

Patio area to the rear of the property, rest mainly laid to lawn with shrub borders, gate to rear.

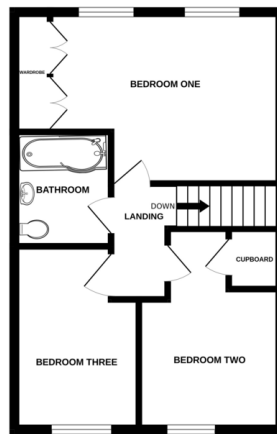
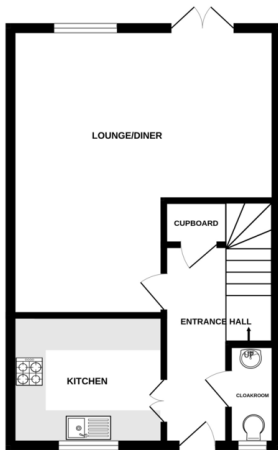
CAR PORT/PARKING

Parking for 2/3 cars.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Measure 02/04

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 91 B |
| 69-80 | C | 77 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