



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

**Heycroft Way**  
Tiptree, CO5 0DS

**Guide Price £290,000 - £300,000**  
EPC Rating 'C'

- Two Bedroom Bungalow
- CENTRAL VILLAGE LOCATION
- Garage and Off Road Parking
- NO ONWARD CHAIN



Heycroft Way, Tiptree, Colchester, CO5 0DS



## Property Description

David Martin Estate Agents are delighted to offer for sale this 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 a entrance hall, lounge, kitchen, conservatory, two double bedrooms and a shower room. Externally the property benefits from off road parking, a garage and an enclosed garden o the rear. The property is being sold CHAIN FREE and we highly recommend a viewing to appreciate all it has to offer.





#### ENTRANCE HALL

Enter the property via a part glazed entrance door to side aspect, radiator, loft access.

#### LOUNGE

14' 02" x 12' 09" (4.32m x 3.89m) Double doors into the conservatory, built in storage cupboard, fireplace with inset gas fire, opening to:

#### KITCHEN

10' 00" x 8' 00" (3.05m x 2.44m) Window and door to rear, fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, four ring gas hob with extractor over, spotlights.

#### CONSERVATORY

14' 05" x 7' 06" (4.39m x 2.29m) Windows to rear and side, door to rear garden, radiator.

#### BEDROOM ONE

11' 05" x 9' 08" (3.48m x 2.95m) Window to front, fitted wardrobes, radiator.

#### BEDROOM TWO

8' 09" x 8' 00" (2.67m x 2.44m) Window to side, radiator.

#### SHOWER ROOM

Window to side, walk in shower, wash hand basin, low level W.C, fully tiled walls, heated towel rail.





**OUTSIDE**

**FRONT**

Front garden laid to lawn, driveway providing off road parking, side access to rear garden.

**GARDEN**

Patio area to rear of property, rest mainly laid to lawn with shrub borders, green house and shed to remain, door to garage.

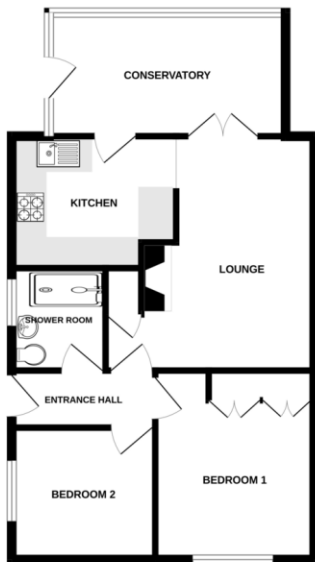
**GARAGE**

single garage in a block to the rear of the property with up and over door, door to rear garden.

**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.

575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (53.4 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, courses and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Based on drawings 02/21

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 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