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DAVID MARTIN
GROUP

The Cut, Church Road
Tiptree, CO5 0TQ

Guide Price £325,000 - £350,000
EPC Rating 'D'

- Three Bedroom Semi-Detached House
- CHAIN FREE
- Potential to Extend & Improve (STP)
- Central Village Location





Property Description

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David Martin Estate Agents are delighted to present this spacious three-bedroom semi-detached home, ideally situated in the heart of the sought-after village of Tiptree. Located within walking distance of schools, shops, and local amenities, this property offers both convenience and potential. The home features an entrance hall, a lounge with a log burner opening into the dining area, a kitchen, a conservatory, a useful utility room, and a ground-floor cloakroom. Upstairs, you'll find three bedrooms and a family bathroom. Outside, the property benefits from a generously sized enclosed rear garden, as well as a large driveway providing ample off-road parking for multiple vehicles. This property is being sold chain-free. A viewing is highly recommended to fully appreciate the space and potential this property has to offer!



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator, large under stairs storage cupboard with window to front, stairs rising to first floor landing.

LOUNGE

13' 11" x 12' 01" (4.24m x 3.68m) Brick built fireplace with inset log burner, radiator, double doors to conservatory, opening to:

DINING AREA

10' 00" x 10' 00" (3.05m x 3.05m) Window to front, radiator.



KITCHEN

12' 01" x 9' 00" (3.68m x 2.74m) Fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, space beneath for appliances, four ring electric hob with extractor over, electric oven, radiator, window to side and door to:

CONSERVATORY

14' 07" x 9' 08" (4.44m x 2.95m) Windows and Double doors to rear garden, door to:

UTILITY ROOM

5' 05" x 4' 11" (1.65m x 1.5m) Windows to rear and side, work top with inset sink, space beneath for appliances, door to:



CLOAKROOM

Low level W.C, hand wash basin.

LANDING

Window to side, airing cupboard housing gas fired boiler.

BEDROOM ONE

13' 01" x 12' 01" (3.99m x 3.68m) Window to rear, radiator.

BEDROOM TWO

10' 00" x 10' 00" (3.05m x 3.05m) Window to front, radiator.

BEDROOM THREE

9' 10" x 7' 07" (3m x 2.31m) Window to rear, radiator.

FAMILY BATHROOM

Window to side, panel enclosed bath, low level W.C, hand wash basin, heated towel rail, fully tiled.





OUTSIDE

FRONT

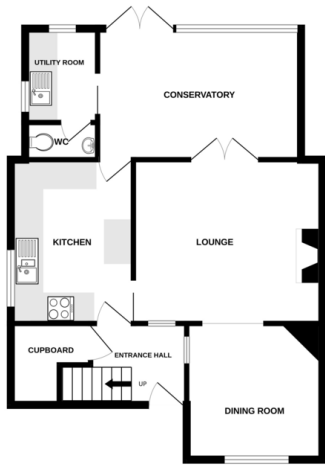
Front garden laid to lawn with hedge borders, driveway proving off road parking for multiple vehicles, side access to rear garden.

REAR GARDEN

Decked seating area to the rear of the property, rest mainly laid to lawn, timber sheds (to remain).



GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgptiptree.co.uk
%office_emailAddress%
01621 815815

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