



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

**Globe Walk**  
Tiptree, CO5 0DX

**£275,000**  
EPC Rating 'TBC'

- Two Bedroom Semi-Detached House
- Chain Free
- Enclosed Garden to Rear
- Conservatory & Garage







## Property Description

David Martin Estate Agents are thrilled to present this two-bedroom semi-detached home, offered CHAIN FREE and situated in the highly sought-after village of Tiptree. Boasting a fantastic location within easy reach of an excellent range of shops, schools, and local amenities, this home is perfect for first-time buyers, downsizers, or investors alike. Inside, the property offers a lounge with a brick fireplace, a separate dining room with doors leading to the conservatory, and a kitchen with further access to the conservatory. Upstairs, you'll find two generous double bedrooms and a shower room. Externally, the home features a private enclosed rear garden, as well as the added convenience of a garage in a nearby block. With its huge potential, early viewing is highly recommended to fully appreciate all this property has to offer!





#### LOUNGE

15' 10" x 15' (4.83m x 4.57m) Entrance to the property is made via a half glazed entrance door to side aspect leading into to spacious lounge with windows to front and side aspect, stairs rising to first floor landing, radiator, archway to:

#### DINING ROOM

9' 10" x 7' 9" (3m x 2.36m) Sliding door to conservatory, radiator.

#### KITCHEN

9' 8" x 6' 10" (2.95m x 2.08m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards under, matching range of eye level wall mounted units, plumbing for washing machine, wall mounted gas fired boiler (untested), splash tiling, window to side aspect and half glazed door to:

#### CONSERVATORY

10' 6" x 7' 10" (3.2m x 2.39m) Windows to rear and side aspect and fully glazed double doors to rear.

#### LANDING

Access to loft space, airing cupboard, window to side aspect, door to:



#### BEDROOM ONE

12' 10" x 11' 6" (3.91m x 3.51m) Window to front aspect, radiator, fitted wardrobe.

#### BEDROOM TWO

13' 2" x 9' 8" (4.01m x 2.95m) Window to rear aspect, radiator.



#### SHOWER ROOM

7' 6" x 5' (2.29m x 1.52m) Wet room style shower, low flush WC, pedestal wash hand basin, radiator, splash tiling, window to rear aspect, radiator.





## OUTSIDE

To the front of the property there is a garden laid to lawn, pedestrian access to rear garden, garage in a block with up and over door.

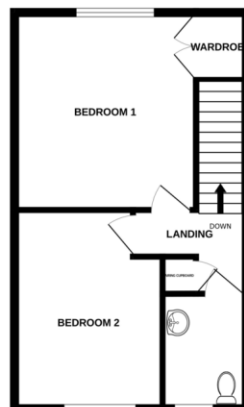
## REAR GARDEN

Garden laid to lawn enclosed by fencing and hedges, wooden storage shed which we understand from the vendors is to remain, patio to the rear of the property.

GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (35.7 sq.m.) approx.



David Martin  
35a Church Road  
Tiptree  
Colchester  
Essex

[www.dmgtiptree.co.uk](http://www.dmgtiptree.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