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DAVID MARTIN
GROUP

Saffron Way

Tiptree, Colchester, CO5 0AY

Guide Price £250,000-£260,000

EPC Rating 'C'

- Two Bedroom Terraced House
- Central Village Location
- Garage & Off Road Parking
- Chain Free





Property Description

David Martin Estate Agents are pleased to present this well-located two-bedroom terraced home in the heart of Tiptree, a popular village offering an excellent range of shops, schools, and local amenities. The property features an entrance porch, a spacious lounge, and a kitchen/breakfast room with access to the rear garden. Upstairs, you'll find two generous double bedrooms and a shower room. Externally, the home benefits from a private driveway providing off-road parking, a garage in a nearby block, and an enclosed rear garden. Offered CHAIN FREE, this property is an excellent opportunity for buyers looking for a house to make their own. Call now to arrange a viewing!



ENTRANCE PORCH

Enter the property via a part glazed entrance door to side aspect, radiator, window and glazed door to:

LOUNGE

18' 09" x 12' 05" (5.72m x 3.78m) Window to front, radiator, stairs rising to first floor landing.

KITCHEN/BREAKFAST ROOM

12' 05" x 8' 02" (3.78m x 2.49m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, space for appliances, wall mounted gas fired boiler, radiator, window and door to rear garden.



LANDING

Radiator, loft access.

BEDROOM ONE

12' 05" x 10' 03" (3.78m x 3.12m) Window to front, radiator.

BEDROOM TWO

12' 05" x 8' 02" (3.78m x 2.49m) Window to rear, radiator, built in cupboard over stairs.



SHOWER ROOM

Shower cubical, low level W.C, hand wash basin inset to vanity unit, heated towel rail, fully tiled, extractor fan.

OUTSIDE

FRONT

Driveway to the front of the property providing off road parking, garage in a block.

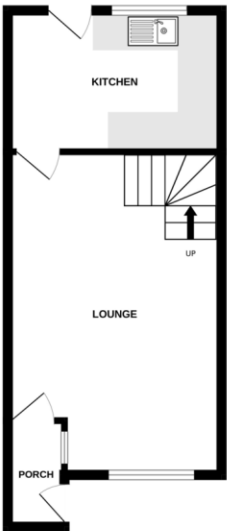
REAR GARDEN

Low maintenance paved rear garden enclosed by fencing, gate to rear.

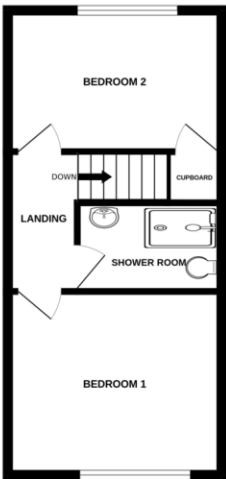




GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 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