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DAVID MARTIN
GROUP

Thyme Road
Tiptree, CO5 0TE

£325,000
EPC Rating 'D'

- Three Bedrooms
- Central Village Location
- Garage & Off Road Parking
- Well Presented





Property Description

David Martin Estate Agents are delighted to present for sale this well-maintained and attractively presented three-bedroom terrace home, ideally situated in the heart of the popular village of Tiptree, within walking distance to schools, shops, and local amenities. The property consists of a spacious open plan lounge/dining room, a recently fitted kitchen with direct access to the rear garden, three good sized bedrooms and a family bathroom. Externally, the property benefits from off-road parking, an integral garage, providing convenient storage and additional space and a well maintained enclosed garden to the rear.



PORCH

Enter the property via a part glazed entrance door to front aspect, leading to;

LOUNGE/DINER

24' 10" x 11' 03" (7.57m x 3.43m) This light and airy open plan lounge/dining room benefits from double-aspect windows, flooding the space with natural light. A charming feature fireplace adds warmth and character, while a door leads seamlessly into the kitchen, creating a perfect flow between spaces.

KITCHEN

12' 01" x 8' 10" (3.68m x 2.69m) The recently fitted kitchen boasts a range of wall and base units, complemented by stylish wooden worktops. It offers ample space for a washing machine and fridge freezer, with an integrated cooker adding to the sleek, modern design. It also features a UPVC door leading to the rear garden.

LANDING

Loft access, door leading to;

BEDROOM ONE

Spacious bedroom with UPVC window to front aspect, built in wardrobes and storage cupboard.



BEDROOM TWO

13' 09" x 7' 05" (4.19m x 2.26m) UPVC window to front aspect, built in wardrobes.



BEDROOM THREE

11' 05" x 7' 11" (3.48m x 2.41m) UPVC window to rear aspect.

BATHROOM

Stylishly fitted bathroom with panel bath with rainfall shower over head, WC and wash hand basin, mainly tiled and panelled walls make this a lovely clean space.



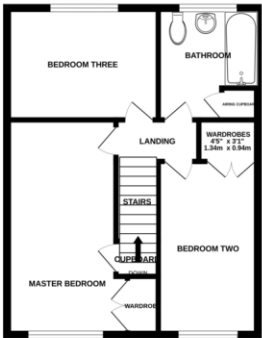
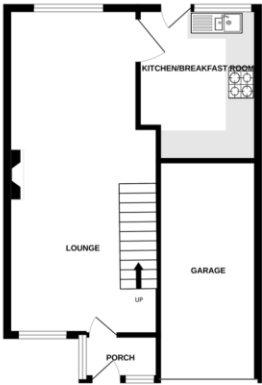


OUTSIDE
Externally the property benefits from a driveway providing ample off road parking and access to the garage.
There is access to the rear via a pathway behind a neighbouring property which lead to the enclosed, low maintenance garden which has patio areas at both ends offering seating space.

Tiptree offers a wide range of amenities including several supermarkets, a pharmacy, GP and dental practices, and a variety of local shops, cafés, and eateries, garden centre and the renowned Wilkin & Sons Tea Room
Families benefit from excellent local schools, both primary and secondary, as well as sports facilities, playgrounds, and community centres.
Located just 10 miles from Colchester and 15 miles from Chelmsford, Tiptree offers convenient access to larger towns and city amenities. The nearby A12 provides direct links to London and the East Coast, while Kelvedon and Witham railway stations-just a short drive away-offer regular mainline train services to London Liverpool Street in under an hour.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only. It is not to be used for any other purpose. The seller, licensee and agent accept no liability for any error or omission. Measurements are for guidance only and should be used as a guide only. It is not to be used for any other purpose. The seller, licensee and agent accept no liability for any error or omission. Measurements are for guidance only and should be used as a guide only. It is not to be used for any other purpose. The seller, licensee and agent accept no liability for any error or omission.

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		



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