



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

**Morley Road**  
Tiptree, CO5 0AA

**£385,000**  
EPC Rating 'E'

- Three Bedroom Detached Bungalow
- Central Village Location
- Garage & Driveway
- CHAIN FREE







## Property Description

David Martin Estate Agents are delighted to offer for sale this charming three-bedroom detached bungalow in central Tiptree. Situated in a desirable road in the heart of Tiptree, this property is ideally located within walking distance of shops and local amenities. The bungalow features an entrance hall leading to a spacious lounge, a kitchen with access to the rear garden, three good-sized bedrooms, and a shower room. The property benefits from gardens to both the front and rear, with the unoverlooked rear garden offering a private outdoor space. Additional benefits include a garage, driveway parking, and the opportunity to update and improve to suit your taste. Being sold chain free, this bungalow presents a fantastic opportunity in a prime village location.







#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, built in storage cupboard, radiator, loft access.

#### LOUNGE

13' 09" x 12' 05" (4.19m x 3.78m) Window to front, radiator, gas fire.

#### KITCHEN

10' 11" x 10' 09" (3.33m x 3.28m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, space and plumbing for appliances, floor standing gas fired boiler, radiator, windows to rear and side, door to rear garden.



#### BEDROOM ONE

11' 11" x 9' 10" (3.63m x 3m) Window to front, radiator.

#### BEDROOM TWO

12' 00" x 8' 11" (3.66m x 2.72m) Window to side, radiator.

#### BEDROOM THREE

10' 10" x 10' 01" (3.3m x 3.07m) Window to rear, radiator. Currently being used as a dining room.



#### SHOWER ROOM

Window to rear, shower cubical, low-level W.C, hand wash basin, tiled walls, airing cupboard, radiator.



## OUTSIDE

### FRONT

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

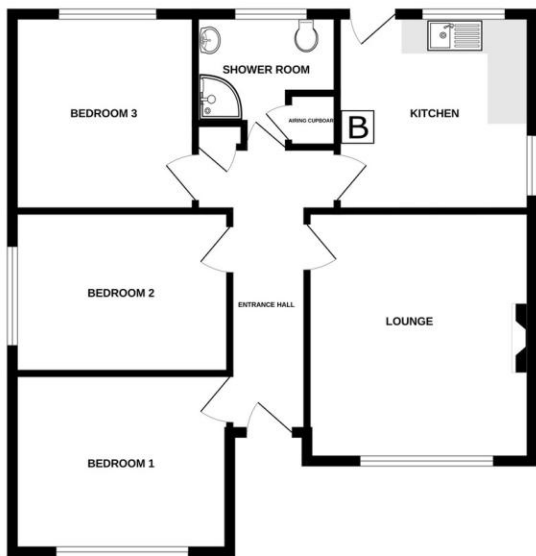
### GARAGE

Detached garage with up and over door, power and light connected, window and door to rear garden.

### REAR GARDEN

Unoverlooked sunny rear garden mainly laid to lawn, shrub borders and patio area to the rear of the property.

GROUND FLOOR  
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, doors 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 such by any prospective purchaser. The services, fixtures and appliances shown here are based on the information provided by the seller. Measurements are approximate and should be used as a guide only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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