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GROUP

Chervil Close
Tiptree, Colchester, CO5 0AT

£325,000
EPC Rating 'C'

- THREE BEDROOMS
- SEMI- DETACHED
- CUL-DE-SAC LOCATION
- DETACHED GARAGE





Property Description

Tucked away in a quiet cul-de-sac just moments from Tiptree's wide range of shops, schools, and local amenities, this three-bedroom semi-detached property offers a fantastic opportunity to create your ideal family home.

The ground floor features a generous lounge/diner with plenty of natural light, a functional kitchen, and upstairs you'll find three well-proportioned bedrooms and a family bathroom. Outside, there's an enclosed rear garden, off-road parking, and a garage.

Well-maintained but ready for modernisation, this home has loads of potential for you to put your own stamp on it - whether it's a stylish renovation or a full reimagination of the space.

A brilliant prospect in a popular location - perfect for growing families or anyone looking to make a home their own. No onward chain.





ENTRANCE HALL

Enter via UPVC door, leading to;

LOUNGE/DINER

23' 03" x 13' 00" (7.09m x 3.96m) Light and airy lounge/diner with window to front aspect, and sliding doors leading out to rear garden, gas fireplace.

KITCHEN

9' 11" x 9' 02" (3.02m x 2.79m) The kitchen is fitted with a combination of wall and base units, offering ample storage and workspace. A UPVC door provides convenient access to the rear of the property, while a window allows natural light to brighten the space, there is also a pantry cupboard providing good storage.



BEDROOM ONE

12' 10" x 11' 00" (3.91m x 3.35m) Window to front aspect.

BEDROOM TWO

11' x 9' 11" (3.35m x 3.02m) Window to rear aspect.

BEDROOM THREE

9' 11" x 7' 11" (3.02m x 2.41m) Window to front aspect, storage cupboard.



BATHROOM

Half tiled bathroom suite, with panel bath and shower over head, wash hand basin, obscure window to side aspect, storage cupboard.

LANDING

Window to side aspect, loft access.

FRONT

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

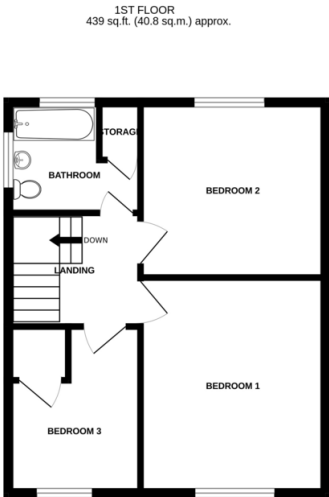
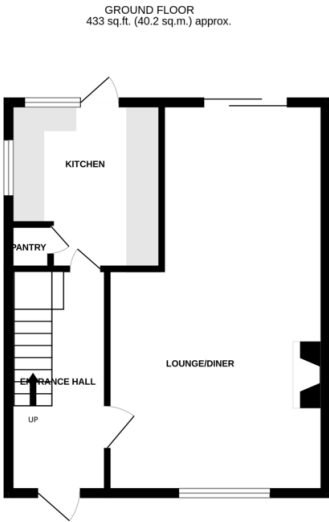
GARAGE

Up and over door.

GARDEN

Low maintenance rear garden with patio area, mainly laid to lawn with shrub borders,





TOTAL FLOOR AREA: 872 sq.ft. (81.1 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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