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DAVID MARTIN
GROUP

Blue Road
Tiptree, CO5 0TY

Guide Price £375,000 - £400,000
EPC Rating 'E'

- Two/Three Bedroom Cottage
- Gated Driveway & Carport
- CHAIN FREE
- Character Features





Property Description

David Martin Estate agents are delighted to offer for sale this charming 2/3-bedroom cottage full of character, tucked away in a private position on a quiet road in the sought-after village of Tiptree, offering an excellent range of shops, schools, and local amenities. This well-presented home features an entrance porch, a cosy lounge with a fireplace, a kitchen opening into a spacious dining area, a ground floor bathroom with both bath and separate shower, and a versatile ground floor bedroom or second reception room. Upstairs offers two generously sized double bedrooms, one benefiting from an ensuite W.C. Outside, the property enjoys a secluded, well-established garden, a private courtyard garden, and a gated driveway with carport providing off-road parking. Being sold chain free, this unique cottage is perfect for those seeking peaceful village living with convenient access to everything Tiptree has to offer.



ENTRANCE PORCH

Enter the property via a part glazed entrance door to front aspect, windows to front and side, tiled floor, door to:

LOUNGE

17' 03" x 11' 03" (5.26m x 3.43m) Bay window to front, window to side, brick built open fire, two radiators, stairs rising to first floor landing.

KITCHEN

16' 05" x 5' 09" (5m x 1.75m) Fitted with a range of base units incorporating a one and a half sink with drainer and mixer tap, tiled splash back, space for fridge and freestanding cooker, tiled floor radiator, window to side, open to:

DINING ROOM

13' 02" x 6' 09" (4.01m x 2.06m) Windows to rear and side, door to garden, radiator, tiled floor.

LOBBY

Cupboard with space and plumbing for washing machine, airing cupboard housing gas fired boiler, door to:

BATHROOM

Window to rear, roll edge freestanding bath with shower attachment, corner shower cubical, wash hand basin inset to vanity unit, low level W.C, vertical radiator.

BEDROOM THREE/RECEPTION

11' 02" x 10' 07" (3.4m x 3.23m) Window to front, radiator, brick built fireplace with inset log burner.





LANDING

Window to front.

BEDROOM ONE

13' 00" x 11' 08" (3.96m x 3.56m) Windows to front and side, feature fireplace, fitted wardrobes, door to:

WC

Low level W.C, hand wash basin, tiled floor, Velux window to rear.

BEDROOM TWO

11' 02" x 11' 00" (3.4m x 3.35m) Window to front, radiator.





OUTSIDE

PARKING

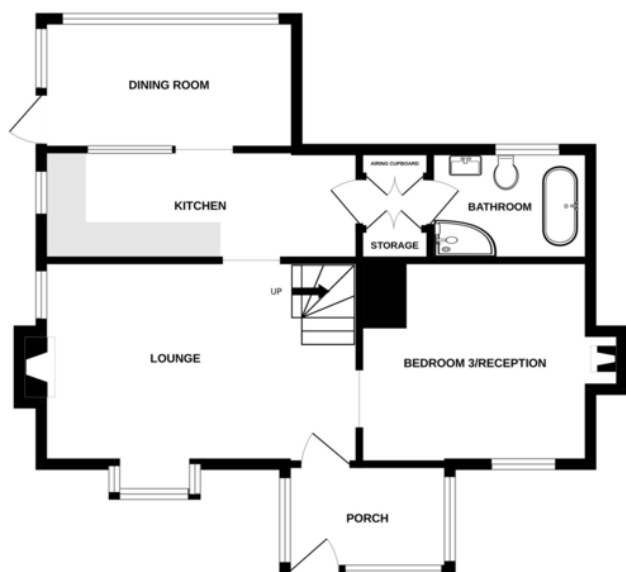
Gated driveway leading to carport.

GARDENS

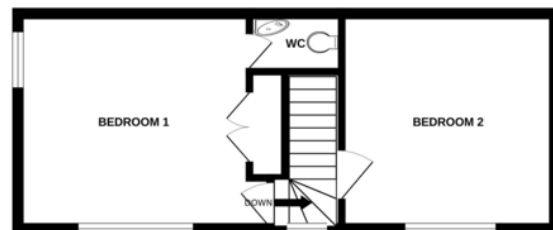
Secluded well-established garden featuring a patio seating area. The space is enhanced by mature shrub and flower borders. Several timber sheds will remain, providing ample storage, outside tap. Additionally, a separate paved courtyard garden offers an ideal setting for al fresco dining and entertaining.



GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 49 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