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DAVID MARTIN
GROUP

Glebe Road
Tiptree, Colchester, CO5 0SZ

£325,000
EPC Rating 'c'

- Three Bedroom Semi Detached House
- Enclosed Garden To Rear
- Parking, Carport and Garage
- Walking Distance To Village Centre





Property Description

We are pleased to offer for sale this three bedroom semi-detached home, ideally located within walking distance of Tiptree village centre and its wide range of schools, shops, and local amenities.

The accommodation comprises an entrance hall, a spacious lounge, and a kitchen/dining room. On the first floor, you will find three good-sized bedrooms and a family bathroom.

Externally, the property boasts off-road parking, a large and secure carport, a garage, and a private enclosed rear garden-ideal for families or those who enjoy outdoor living.

Early viewing is highly recommended to fully appreciate the location and accommodation this property has to offer.





ENTRANCE HALL

Entrance to the property is made via fully glazed entrance door to entrance hall with stairs rising to first floor

LOUNGE

14' 6" x 13' 3" (4.42m x 4.04m) Window to front aspect, storage cupboard beneath stairs, laminate floor, double doors to:

KITCHEN/DINER

16' 10" x 10' (5.13m x 3.05m) Fitted with a range of units comprising of single drainer sink unit with mixer taps inset to worksurface with draws and cupboards under, adjoining worksurface with appliance storage and draws and cupboards under, matching range of eye level wall mounted units, gas hob and electric oven inset to remain, plumbing for washing machine, storage cupboard, two windows and half glazed door to rear.

LANDING

Window to side aspect, access to loft space, door to:

BEDROOM ONE

13' 0" x 10' 0" (3.96m x 3.05m) Window to rear aspect,

BEDROOM TWO

12' x 10' (3.66m x 3.05m) Window to front aspect, fitted wardrobe and chest of draws.

BEDROOM THREE

9' x 6' 4" (2.74m x 1.93m) Window to front aspect.

BATHROOM

7' 10" x 6' 4" (2.39m x 1.93m) White suite comprising of low flush WC, wash hand basin inset to vanity unit, panel bath, airing cupboard, heated towel rail, window to rear aspect.

OUTSIDE

To the front of the property there is a garden laid to lawn with shrubs, drive providing parking leading to double gate to covered carport being 35 feet long connecting to garage with new electric roller door, pedestrian access to rear garden.

REAR GARDEN

Being laid to lawn with flower beds and shrubs, being enclosed by panel fencing.

AGENTS NOTES

The property has undergone some recent work such



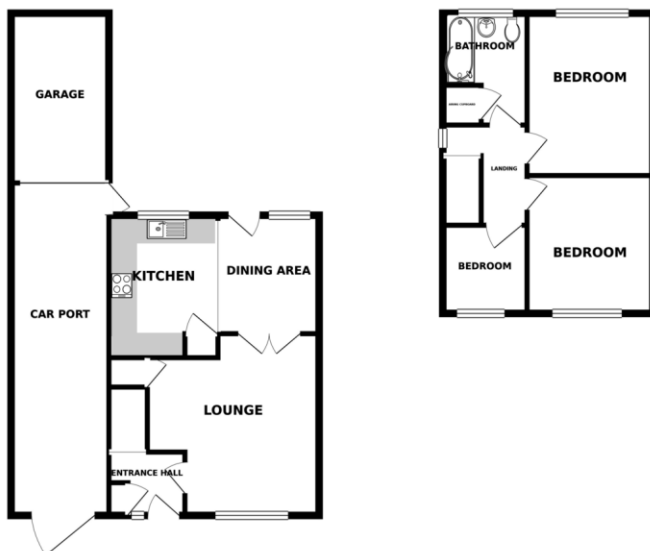


as a rewire and a new combi boiler installed. Most of the double glazed units have also been replaced.



GROUND FLOOR

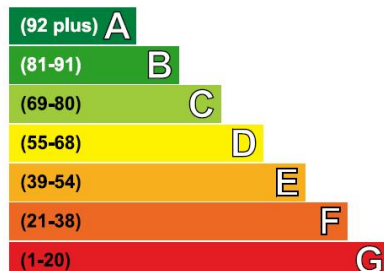
1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs 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 for 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. Made with Hoxby 2009

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
70	84



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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