



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

**Oak Road**  
Tiptree, CO5 0NE

**£260,000**  
EPC Rating 'C'

- Two Bedroom End Terraced House
- Enclosed Garden To Rear
- Village Location
- Viewing Advised





## Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom end terrace house located in the popular village of Tiptree, which benefits from a wide range of shops, schools and local amenities. The property features an entrance hall, a spacious lounge/dining room with double doors opening onto the rear garden, kitchen, rear lobby, and on the first floor two bedrooms and a family bathroom. Outside, the home enjoys gardens to both the front and rear. Viewing is highly recommended to appreciate the setting, potential and accommodation this property offers.





#### ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, stairs rising to first floor landing, radiator, window to front aspect.

#### LOUNGE/DINER

19' 5" x 11' (5.92m x 3.35m) Max Measurement Being well lit by window to front aspect and fully glazed double doors to rear, two radiators, feature fireplace.

#### KITCHEN

8' 4" x 8' 3" (2.54m x 2.51m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, splash tiling, tiled floor, window and half glazed door to rear aspect.

#### REAR LOBBY

Plumbing for washing machine, window and half glazed door to side, door to brick storage shed.

#### LANDING

Access to loft space, door to:

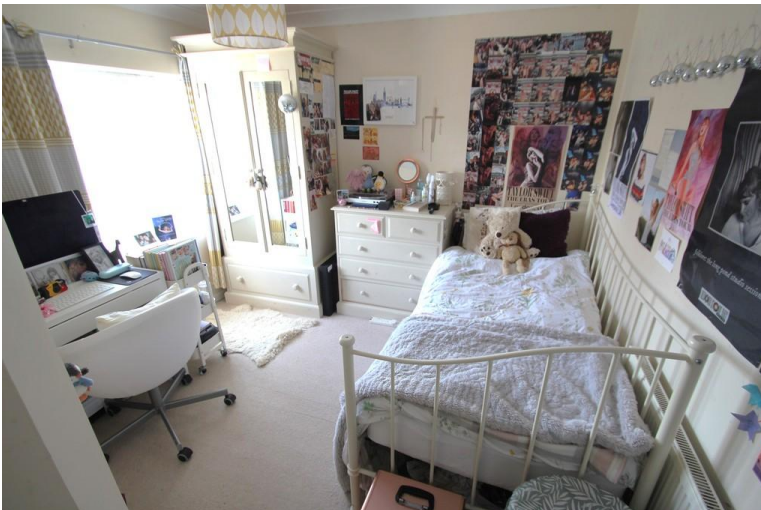
#### BEDROOM ONE

14' x 9' (4.27m x 2.74m) Window to front aspect, radiator, fitted wardrobe.



#### BEDROOM TWO

11' 2" x 10' (3.4m x 3.05m) Max Measurement Window to rear aspect, radiator, airing cupboard housing gas fired combination boiler.



#### BATHROOM

White suite comprising of low flush WC, wash hand basin, panel bath, splash tiling, heated towel rail, window to rear aspect.





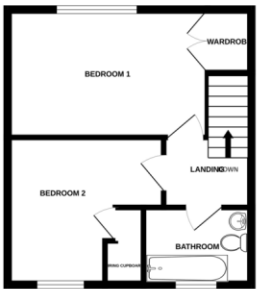
**OUTSIDE**  
To the front there is a garden with flower beds and shrubs, side access to rear garden.

**REAR GARDEN**  
Being enclosed by fencing the garden is laid to lawn with patio area, brick storage shed with power and light connected.



GROUND FLOOR  
363 sq ft. (33.7 sq.m.) approx.

1ST FLOOR  
333 sq ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq ft. (64.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions are approximate. The plan is for illustrative purposes only and should not be used for any legal or professional purposes. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over the years.  
Made with Floorplan 12/2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 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