

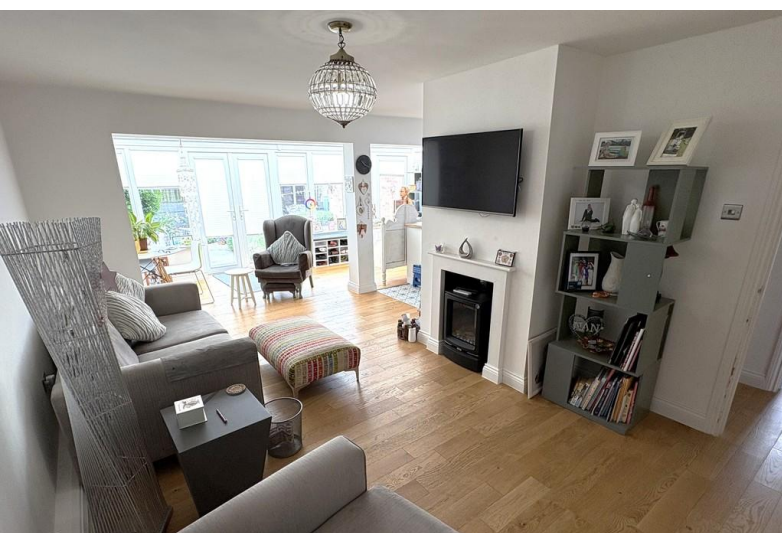


**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Heycroft Way**  
Tiptree, Colchester, CO5 0DG

**£325,000**  
EPC Rating 'D'

- Semi Detached Two Bedroom Bungalow
- Driveway and Garage
- Stylishly Refitted Kitchen & Shower Room
- Sought After Location







## Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom semi-detached bungalow centrally situated in the popular village of Tiptree with its excellent range of shops and local amenities. The bungalow offers an entrance hall, lounge/dining room, stylishly refitted kitchen, conservatory, two bedrooms and a shower room. Externally the property benefits from a driveway providing off road parking, garage and an enclosed rear garden. The property has been recently updated with re fitted kitchen and shower room. Call now to arrange your viewing.





#### ENTRANCE HALL

Entrance to the property is made via part glazed entrance door to side aspect to entrance hall, access to loft space, storage cupboard housing gas fired boiler, radiator, door to:

#### LOUNGE

16' 2" x 11' (4.93m x 3.35m) Spacious living room with wooden flooring, feature fireplace, radiator, open plan to kitchen & conservatory.

#### CONSERVATORY

19' x 6' 2" (5.79m x 1.88m) Windows and fully glazed double doors to rear aspect and fully glazed door to side, double radiator, wooden flooring.

#### KITCHEN

9' 2" x 8' 5" (2.79m x 2.57m) Stylishly re fitted with a comprehensive range of units comprising of single drainer sink unit inset to worksurface with appliance storage and cupboards under, matching range of eye level wall mounted units, splash tiling. Integrated electric oven and hob, fridge inset to remain. Plumbing for washing machine, splash tiling, tiled floor, window to side aspect.



#### BEDROOM ONE

12' x 8' 8" (3.66m x 2.64m) Window to front aspect, radiator, fitted range of wardrobes to one wall.

#### BEDROOM TWO

8' 10" x 8' 10" (2.69m x 2.69m) Window to front aspect, radiator.



#### SHOWER ROOM

White suite comprising of low flush WC, wall mounted wash hand basin, shower cubical, window to side aspect, heated towel rail, splash tiling window to side aspect.





## OUTSIDE

To the front of the property there is a driveway providing parking leading to the side of the property to garage with electric remote controlled door, shrubs to front.

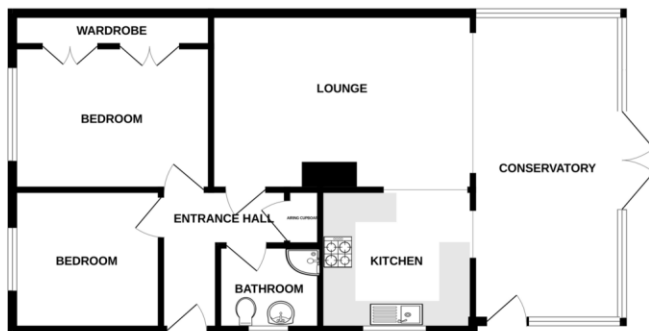
## REAR GARDEN

Being well enclosed by panel fencing, the garden is low maintenance being paved with gravel and shrubs.

## AGENTS NOTE

Viewing is advised to appreciate the finish and setting from which the property benefits.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of all plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Helen Vell-Horngren (2022)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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