



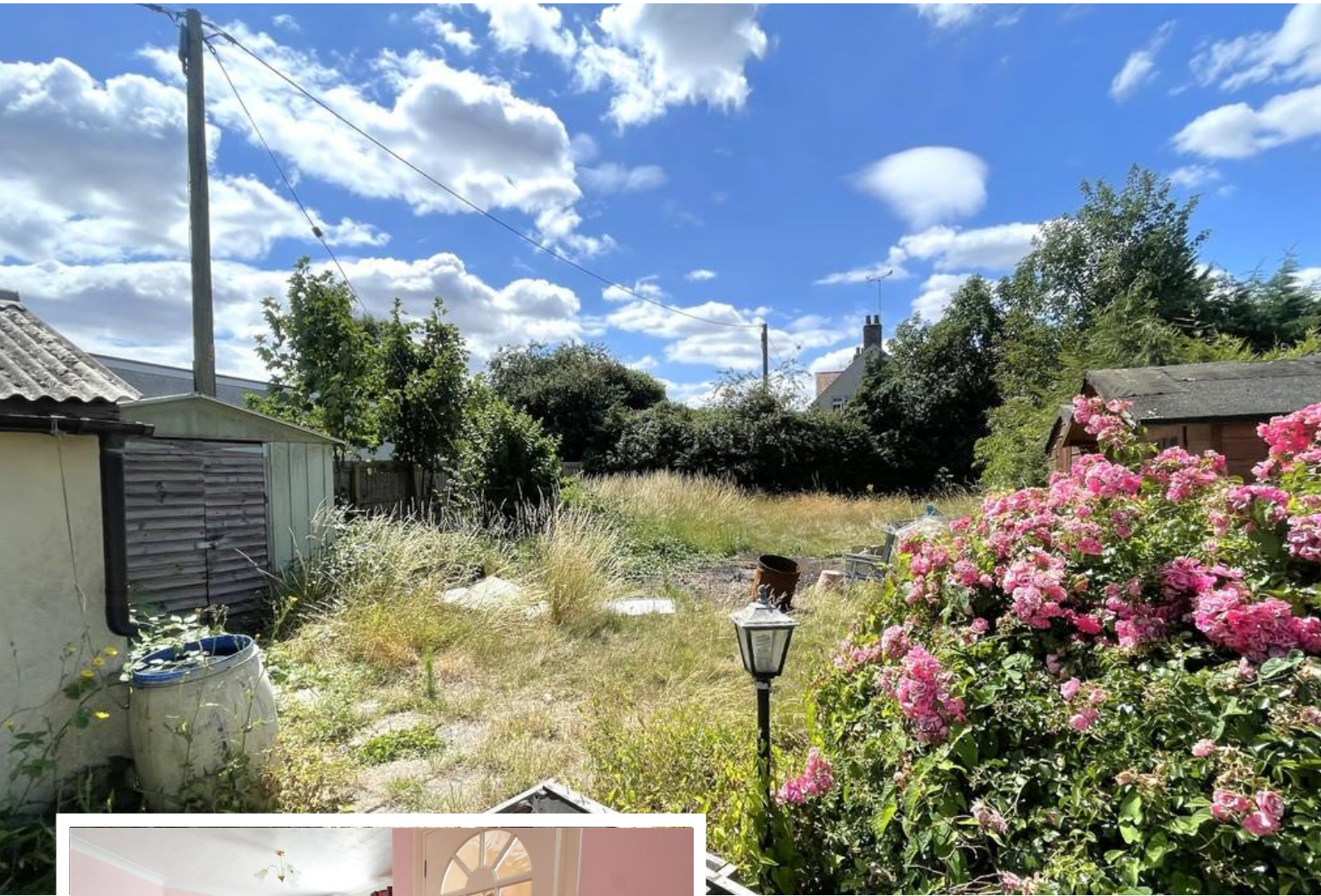
**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Church Road**  
Tiptree, CO5 0TG

**£320,000**  
EPC Rating 'D'

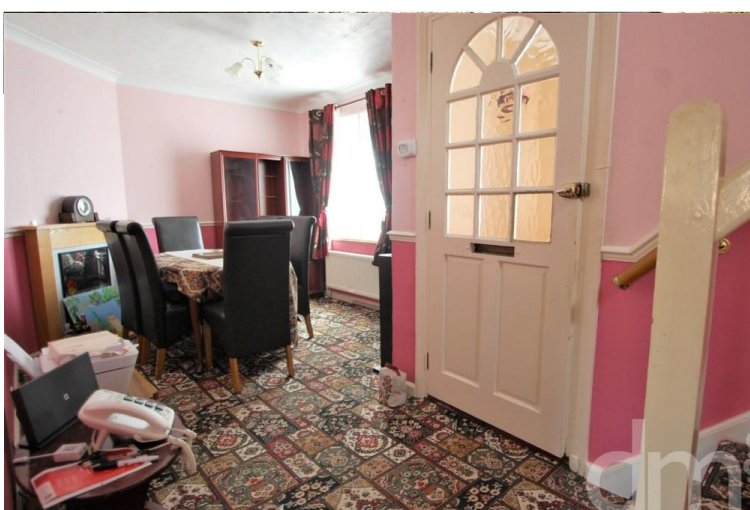
- Three Bedroom Semi Detached House
- Garage & Off Road Parking
- Generous Size Garden
- CHAIN FREE





## Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom semi-detached house centrally situated in the popular village of Tiptree within walking distance to shops, schools and local amenities. The property consists of an entrance porch, dining room, lounge with door to conservatory, kitchen and a ground floor cloakroom. On the first floor there are three bedrooms and a family bathroom. Externally the property benefits from a driveway providing off road parking for several vehicles, a garage and a generous sized garden. The property is being sold CHAIN FREE and is ideal for someone looking for a project to improve and extend (STP).





#### PORCH

Enter the property via a part glazed entrance door to front aspect, window to front, door to:

#### DINING ROOM

17' 02" x 9' 00" (5.23m x 2.74m) Window to front, radiator, stairs rising to first floor landing.

#### LOUNGE

13' 11" x 12' 02" (4.24m x 3.71m) Red brick fireplace, radiator, sliding doors to:

#### CONSERVATORY

9' 11" x 7' 07" (3.02m x 2.31m) Windows to side and rear, double doors to rear garden, radiator, tiled floor.

#### KITCHEN

12' 02" x 9' 00" (3.71m x 2.74m) Fitted with a range of wall and base units incorporating a stainless steel sink with drainer and mixer tap, space for freestanding cooker, washing machine, dishwasher and fridge/freezer, tiled splash back, tiled floor, window to side and door to rear garden.

#### CLOAKROOM

Window to front, low level W.C, hand wash basin, heated towel rail, tiled floor, fully tiled walls.

#### LANDING

Window to side, loft access.

#### BEDROOM ONE

13' 01" x 12' 02" (3.99m x 3.71m) Window to rear, radiator.

#### BEDROOM TWO

10' 01" x 10' 00" (3.07m x 3.05m) Window to front, radiator, fireplace.

#### BEDROOM THREE

10' 01" x 7' 10" (3.07m x 2.39m) Window to rear, radiator, wall mounted gas fired boiler.

#### BATHROOM

Window to side, panel enclosed bath, low level W.C, wash hand basin, part tiled walls, radiator.





## OUTSIDE

### FRONT

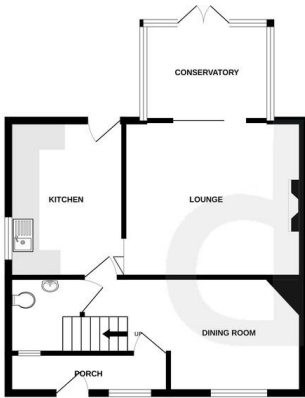
Driveway to front and side of property, side access to rear garden, double timber gates to single detached garage.

### REAR GARDEN

Generous sized garden measuring 100ft. x 50ft. (maximum measurement) with patio area, shrub and tree borders, sheds (to remain), outside tap.

GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, 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 guidance 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.  
Made with floorplan 12022

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



David Martin  
35a Church Road  
Tiptree  
Colchester  
Essex

www.dmgptiptree.co.uk  
%office\_emailAddress%  
01621 815815

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