



dm^g
DAVID MARTIN
GROUP

Cedar Avenue

Tiptree, ONR

£300,000

EPC Rating 'D'

- Three Bedroom Semi-Detached House
- CHAIN FREE
- Driveway
- Good sized Garden





Property Description

David Martin Estate Agents are delighted to offer for sale this three-bedroom semi-detached home located in the sought-after village of Tiptree, offering an excellent range of shops, schools, and local amenities. This property is ideal for buyers looking to modernise and make it their own. The ground floor includes an entrance hall, lounge, dining room, and kitchen, while the first floor offers three bedrooms, a bathroom, and a separate WC. Externally, the home benefits from a generous rear garden, a front garden, and a driveway providing off-road parking. Offered chain free, this is a fantastic chance to create your ideal family home.





ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, window to side, radiator, stairs rising to first floor landing.

LOUNGE

12' 08" x 12' 07" (3.86m x 3.84m) Window to front, fireplace with built in back boiler, radiator.

DINING ROOM

12' 07" x 9' 02" (3.84m x 2.79m) Sliding doors to rear, radiator.

KITCHEN

12' 10" x 5' 11" (3.91m x 1.8m) Fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, four ring electric hob, oven, tiled splash back, space for washing machine an fridge, radiator, window to side, door to rear.

LANDING

Window to side, radiator, loft access.

BEDROOM ONE

12' 07" x 9' 11" (3.84m x 3.02m) Windows to front, built in wardrobe with sliding doors, airing cupboard, radiator.



BEDROOM TWO

11' 00" x 9' 02" (3.35m x 2.79m) Window to rear, fitted wardrobes.

BEDROOM THREE

8' 09" x 7' 10" (2.67m x 2.39m) Window to side, built in cupboard.



BATHROOM

Window to rear, panel enclosed bath with shower attachment, hand wash basin, radiator, fully tiled walls.

WC

Window to side, low level W.C.





OUTSIDE

FRONT

Front garden laid to lawn with hedge border, driveway providing off road parking, side access to rear garden.

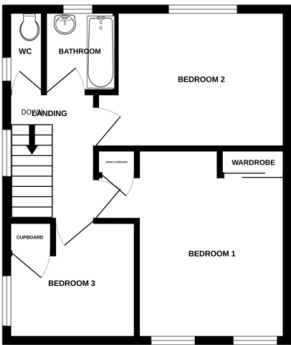
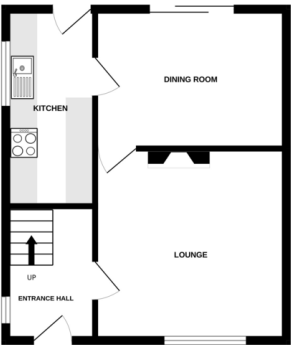
REAR GARDEN

Patio area to the rear of the property, brick built storage shed, green house, timber sheds, outside tap.



GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 802 sq.ft. (74.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, 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 for any prospective purchase. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with iMeasure 02/20

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 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 and 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