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DAVID MARTIN
GROUP

Bedford Close
Tiptree, Colchester, CO5 0DB

£315,000
EPC Rating 'D'

- Two Bedroom Semi Detached House
- Garage & Off Road Parking
- Central Village Location
- NO ONWARD CHAIN





Property Description

David Martin Estate Agents are delighted to present this beautifully updated two-bedroom semi-detached home, ideally located in the heart of Tiptree village. Just a short walk from local schools, shops, and everyday amenities, this well-presented property offers both comfort and convenience.

Inside, the accommodation boasts a spacious lounge, a separate dining room, and a well-appointed kitchen with direct access to the recently landscaped rear garden. Upstairs, you'll find two generous double bedrooms and a newly fitted modern family bathroom.

Outside, the property benefits from a private driveway to the front, a single garage in a nearby block, and a secure, low-maintenance garden-perfect for entertaining or relaxing.

This fantastic home is offered with NO ONWARD CHAIN, making it an ideal choice for first-time buyers, downsizers, or investors.



ENTRANCE PORCH

Enter via part glazed UPVC door into porch, door leading to;

LOUNGE

15' 9" x 14' 4" (4.8m x 4.37m) Spacious lounge with bay window to front aspect, feature fireplace, door leading to;

KITCHEN

9' 9" x 7' 7" (2.97m x 2.31m) Benefiting from a range of wall and base units with integrated oven and hob, space for washing machine and fridge/freezer, storage cupboard, window and door leading onto the rear garden.

DINING ROOM

9' 9" x 6' 9" (2.97m x 2.06m) Window to rear aspect.

LANDING

BEDROOM ONE

14' 4" x 12' 2" (4.37m x 3.71m) Spacious double bedroom with window to front aspect, large alcove providing space for wardrobes or dressing table.



BEDROOM TWO

13' 4" x 9' 9" (4.06m x 2.97m) Window to rear aspect, built in wardrobes with mirrored sliding doors.

BATHROOM

Recently fitted bathroom suite comprising of a bath with overhead shower and shower screen, wash hand basin inset to vanity unit, WC, heated towel rail. window to side aspect.



OUTSIDE

REAR GARDEN

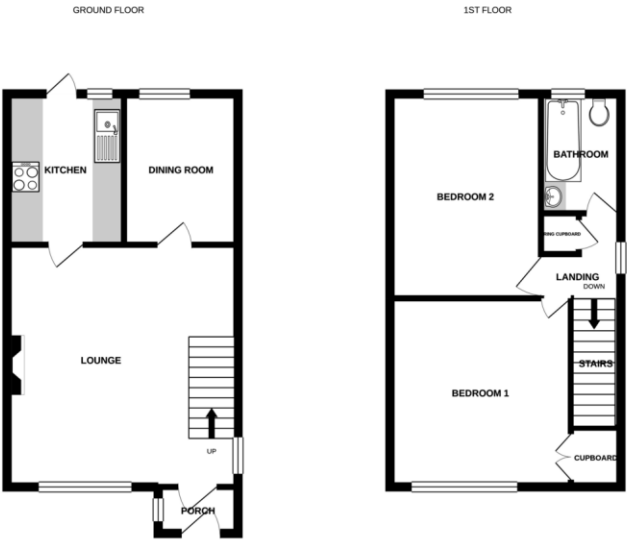
A beautifully landscaped rear garden featuring low-maintenance artificial grass, two stylish decked seating areas perfect for entertaining, and a sleek white rendered wall providing a modern and clean backdrop

At the front of the property you have a lawned area and a driveway, you also have a single garage in a block which can be accessed via a footpath close to the property.





AGENTS NOTE
The property has had a new roof, new boiler/electrics and a new bathroom fitted all within the last five years.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any misinterpretation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, completeness and appropriateness of the information is not guaranteed. No liability is accepted for any errors or omissions. Made with Hoxbyplan 12/2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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