



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

**Sage Walk**  
Tiptree, Colchester, CO5 0AR

**Guide Price £250,000**  
EPC Rating 'TBC'

- TWO DOUBLE BEDROOMS
- GARAGE
- SEMI- DETACHED
- OFF ROAD PARKING





## Property Description

Guide Price £250,000-£270,000

David Martin Estate Agents are delighted to offer for sale this two-bedroom semi-detached property located in the village of Tiptree with its excellent range of shops, schools, and local amenities. This well-presented home consists of an entrance porch, a comfortable lounge, a fully equipped kitchen, Upstairs two spacious double bedrooms and a bathroom. Externally the property benefits from an enclosed garden and a convenient garage offering ample storage, there is also a parking space at the rear. Viewing is highly recommended to fully appreciate all this property has to offer.



#### ENTRANCE HALL

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

#### LOUNGE

17' 05" x 12' 11" (5.31m x 3.94m) Window to front, radiator, stairs rising to first floor landing.

#### KITCHEN/DINER

12' 10" x 8' 11" (3.91m x 2.72m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, Electric oven with four ring hob and extractor over, space for washing machine, integrated wine cooler, space for fridge/freezer, radiator, wood effect flooring, window and door to rear garden.



#### LANDING

Loft access.

#### BEDROOM ONE

13' 02" x 11' 07" (4.01m x 3.53m) Window to front, radiator.

#### BEDROOM TWO

13' 02" x 9' 05" (4.01m x 2.87m) Window to rear, radiator, over stairs storage cupboard.



#### BATHROOM

Fully tiled bathroom suite, comprising of a panel bath with shower overhead, wash hand basin inset to vanity unit, low level flush WC. window to side aspect.

#### FRONT

Front garden laid to lawn, side access to rear garden.

#### REAR GARDEN

Enclosed rear garden, patio, mainly laid to lawn with shrub and flower borders, outside tap, rear access to leading to the parking and side gate leading to front of the property.



#### GARAGE

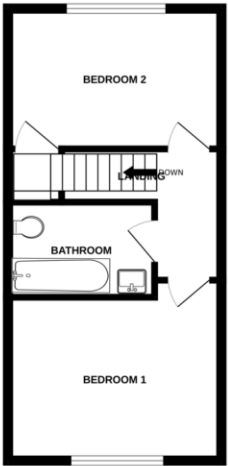
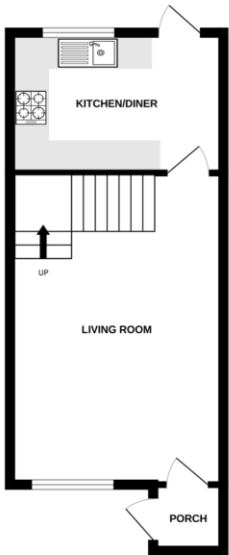
Single garage in a block close by to the property.



GROUND FLOOR

1ST FLOOR

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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