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DAVID MARTIN
GROUP

Green Lane
Tiptree, CO5 0DE

£320,000
EPC Rating 'D'

- Two Bedroom Semi Detached Bungalow • Chain Free
- Garage & Ample Parking • Central Village Location





Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom semi-detached bungalow, ideally located in the heart of the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property offers an entrance hall, a lounge/dining room with sliding doors leading into a bright conservatory that opens out to the rear garden, a fitted kitchen with further access to the garden, two double bedrooms and a bathroom. Externally, the bungalow benefits from a driveway providing off-road parking, a garage, and a private enclosed rear garden. The property is being sold chain free. Call now to arrange your viewing.





ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to side aspect to entrance hall, access to loft space, airing cupboard and storage cupboard, radiator, door to:

LOUNGE/DINER

16' 6" x 10' 10" (5.03m x 3.3m) Being well lit by sliding patio doors connecting to conservatory, double radiator, feature fireplace, access to kitchen:

KITCHEN

9' 8" x 9' 0" (2.95m x 2.74m) Kitchen fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards under, matching range of eye level wall mounted units, oil fired boiler, splash tiling, plumbing for washing machine, windows to rear and side aspect and half glazed door to rear.



BEDROOM ONE

12' x 11' (3.66m x 3.35m) Window to front aspect, radiator.

BEDROOM TWO

9' x 9' (2.74m x 2.74m) Window to front aspect, radiator, fitted wardrobes.



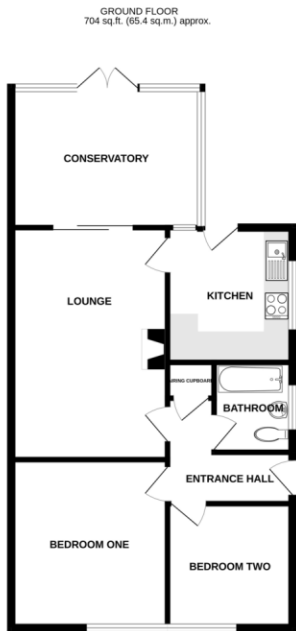
BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m) White suite comprising of low flush WC, wash hand basin inset to vanity unit, panel bath, splash tiling, window to side aspect, radiator.

CONSERVATORY

12' 6" x 9' 8" (3.81m x 2.95m) Double radiator, windows to rear and side aspect and fully glazed double doors to rear.





TOTAL FLOOR AREA: 704 sq. ft. (65.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of areas, dimensions, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and measurements and should not rely on the floorplan or measurements. The agent, vendor and licensee shall have no liability for any error, omission or misstatement. Made with Hoxby 12/20/20

OUTSIDE

To the front of the property there is a garden laid to lawn with a driveway to side leading to a detached garage with up and over door, side access to the rear garden.

REAR GARDENS

The rear garden is well enclosed by panel fencing and hedge borders being laid to lawn with flower beds and shrubs, wooden storage shed and green house which we understand from the vendor are to remain.

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		



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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