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DAVID MARTIN
GROUP

Chestnut Way
Tiptree, CO5 0NX

£270,000
EPC Rating 'C'

- Three Bedroom Family Home
- Spacious Kitchen/Diner
- Ground Floor Cloakroom
- No Onward Chain





Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom family home located in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property is offered with no onward chain and features an entrance hall, spacious kitchen/diner, lounge with sliding doors to the rear garden and a ground floor cloakroom. On the first floor there are three bedrooms and a family bathroom. Further benefits include an enclosed rear garden.





ENTRANCE HALL

Enter the property via entrance door to front aspect, laminate flooring, radiator, under stairs storage cupboard.

KITCHEN/DINER

13' 01" x 11' 04" (3.99m x 3.45m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, oven, four ring electric hob, space for fridge/freezer and washing machine, wall mounted gas fired combi boiler, tiled floor, built in storage cupboard, radiator, opening to:



LOUNGE

17' 09" x 10' 11" (5.41m x 3.33m) Sliding door to rear garden, radiator, laminate flooring.

CLOAKROOM

Window to front, low level W.C, hand wash basin, fully tiled, radiator, extractor fan.

LANDING

Loft access, built in storage cupboard.

BEDROOM ONE

11' 07" x 11' 06" (3.53m x 3.51m) Window to front, radiator, built in wardrobe.



BEDROOM TWO

12' 01" x 9' 02" (3.68m x 2.79m) Window to rear, radiator, built in wardrobe.

BEDROOM THREE

8' 02" x 7' 03" (2.49m x 2.21m) Window to rear, radiator.

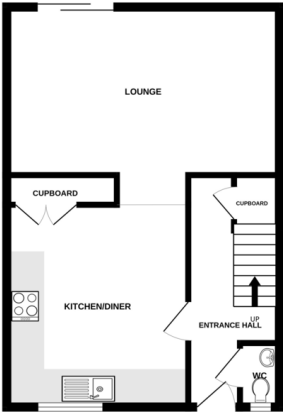
FAMILY BATHROOM

Window to front, panel enclosed bath with shower over, low level W.C, hand wash basin, fully tiled walls, radiator, extractor fan.

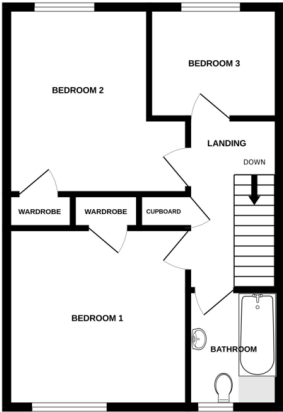


REAR GARDEN
Enclosed rear garden with patio area to the rear of the property, shed, decked seating area, outside tap.

GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 such for 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 Metreplan (5/2/25)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	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