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DAVID MARTIN
GROUP

Grove Road
Tiptree, CO5 0JP

£375,000
EPC Rating 'C'

- Two Bedroom Detached Bungalow
- Bathroom & En-suite
- Garage & Driveway
- No Onward Chain





Property Description

David Martin Estate Agents are delighted to offer for sale this attractive two-bedroom detached bungalow, offered with no onward chain and ideally located within walking distance of local shops and amenities. The property features a bright and spacious lounge/diner with French doors leading to the rear garden, a well-fitted kitchen/breakfast room with additional access to the rear garden, and two good-sized bedrooms, including a main bedroom with an en-suite shower room. A modern family bathroom completes the accommodation. Outside, there is a private rear garden with lawn and patio areas, a detached garage, driveway parking, and side access. An excellent opportunity for those seeking comfortable single-level living in a convenient location.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator, built in storage cupboard.

KITCHEN/BREAKFAST ROOM

12' 05" x 10' 09" (3.78m x 3.28m) Comprehensively fitted with a range of wall and base units incorporating a one an a sink with drainer and mixer tap, tiled splash back, cooker with extractor fan over, space and plumbing for washing machine, dishwasher and fridge /freezer, wall mounted gas fired boiler, radiator, spotlights, window and door to rear garden.

LOUNGE/DINER

19' 08" x 12' 08" (5.99m x 3.86m) Double doors to rear garden, feature fireplace with inset electric fire, two radiators, window to rear.

BEDROOM ONE

13' 00" x 10' 06" (3.96m x 3.2m) Windows to front and side, built in wardrobe, door to:

ENSUITE

Window to front, shower cubical, low level W.C, hand wash basin inset to vanity unit, radiator, spotlights, extractor fan.

BEDROOM TWO

9' 05" x 7' 11" (2.87m x 2.41m) Windows to front and side, radiator, fitted wardrobes to one wall.

BATHROOM

Window to side, panel enclosed bath with shower attachment, low level W.C, hand wash basin, radiator, extractor fan, part tiled walls, tiled floor.





OUTSIDE

FRONT

front garden laid to lawn, driveway to the side of the property leading to the garage, side access to rear garden.

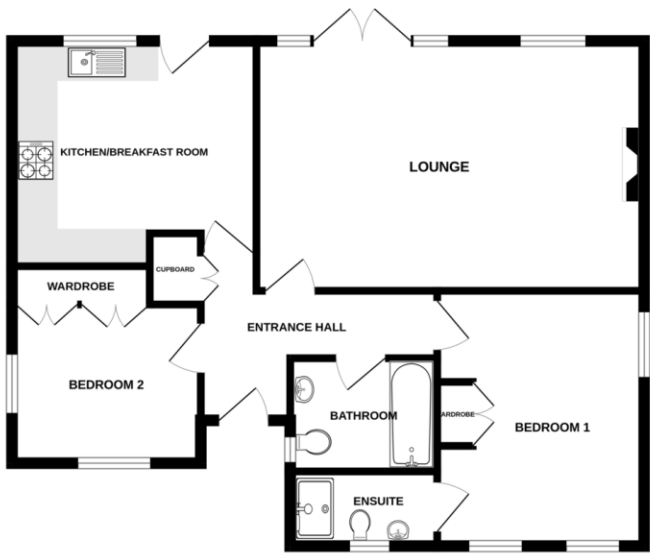
GARAGE

Single detached garage with up and over door, power and light connected, door to rear garden.

REAR GARDEN

Enclosed rear garden with patio area to the rear of the property, rest mainly laid to lawn, outside lights, shed to remain.

GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metagen 12/25

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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