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DAVID MARTIN
GROUP

Anchor Road
Tiptree, CO5 0AP

Guide Price £375,000 - £400,000
EPC Rating 'D'

- Two Bedroom Detached Bungalow
- Central Village Location
- Double Garage
- Chain Free





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious two-bedroom detached bungalow, superbly positioned in a prime central Tiptree village location, just a short walk from local shops, schools, and amenities. The property offers spacious accommodation, including a generous lounge with an open fireplace and double doors leading into the dining room, which benefits from sliding doors to the outside. The well appointed kitchen also provides a further external door. There are two well-proportioned double bedrooms and a shower room. Externally, the bungalow benefits from a private driveway providing off-road parking, a double garage, and an attractive, enclosed, well-maintained rear garden. Being offered chain free, this property presents an excellent opportunity for those seeking single storey living in a highly convenient village setting.





ENTRANCE HALL

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

LOUNGE

17' 08" x 12' 10" (5.38m x 3.91m) Bay window to front, radiator, brick built fireplace with open fire, double doors to:

DINING ROOM

14' 10" x 9' 07" (4.52m x 2.92m) Radiator, sliding doors to side.

KITCHEN

10' 01" x 7' 05" (3.07m x 2.26m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, space for cooker, washing machine and fridge, window and door to side.

INNER HALL

Built in cupboard, access to boarded loft with ladder.

BEDROOM ONE

14' 08" x 11' 09" (4.47m x 3.58m) Window to rear, radiator.

BEDROOM TWO

13' 04" x 8' 09" (4.06m x 2.67m) Window to rear, radiator.



SHOWER ROOM

Window to side, double shower cubical, wash hand basin inset to vanity unit, low level W.C., part tiled walls, radiator.

OUTSIDE

FRONT

Driveway providing off road parking leading to a garage, side access to rear garden.

DOUBLE GARAGE

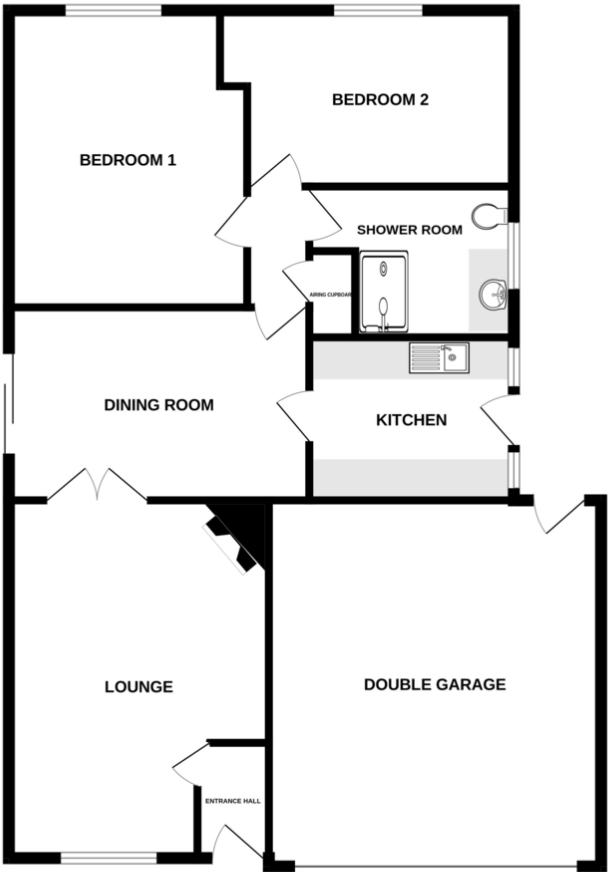
18' 00" x 16' 03" (5.49m x 4.95m) Electric door, power and light connected, loft space, floor standing oil fired boiler, door to rear.

REAR GARDEN

Enclosed rear garden mainly laid to lawn, two timber sheds, one shed has power connected.



1120 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.1 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 mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 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