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DAVID MARTIN  
GROUP

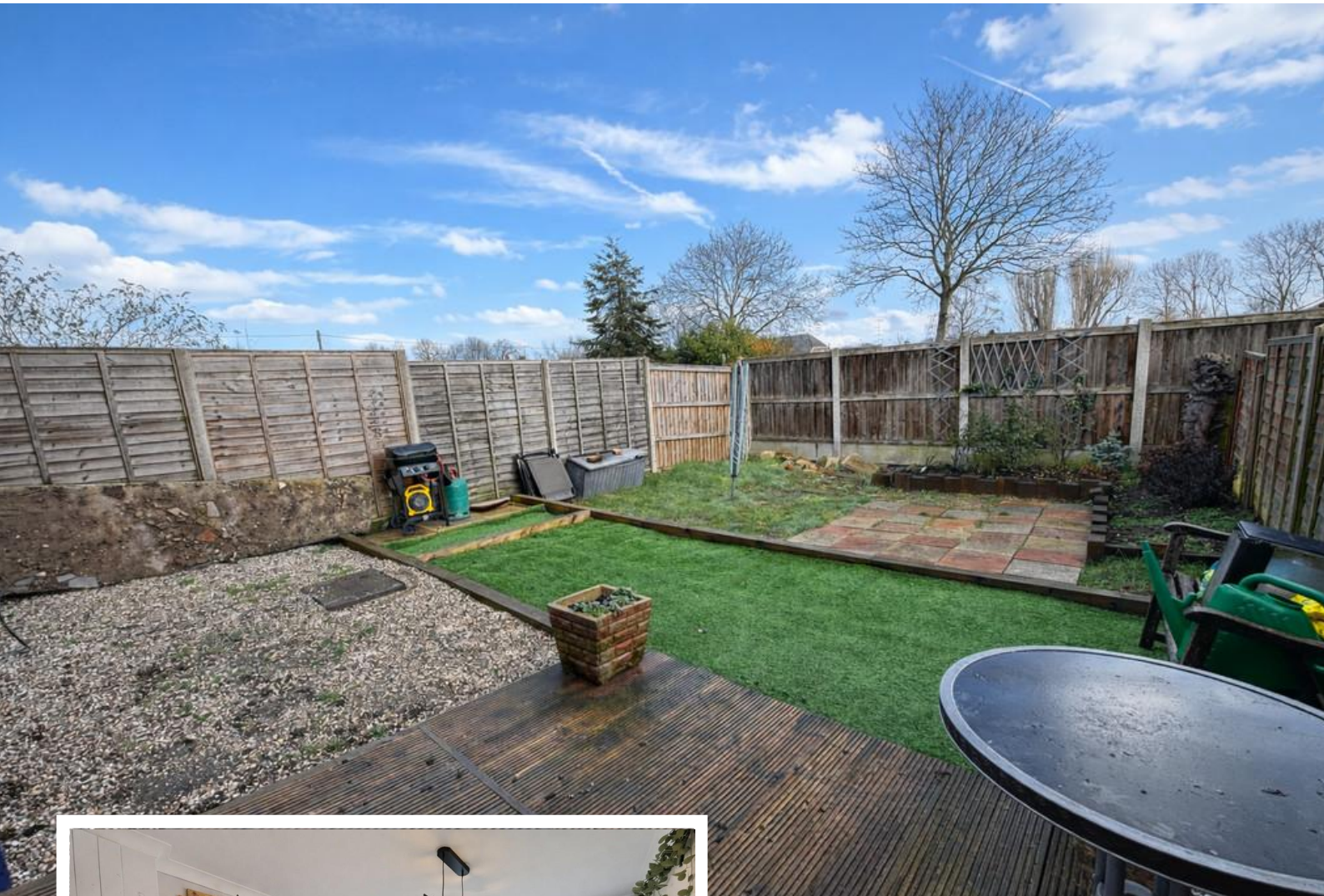
**Bull Lane**  
Tiptree, Colchester, CO5 0BE

**£350,000**  
EPC Rating 'TBC'

- Three Bedroom End Terraced House
- Lounge/Diner
- Parking To Front & Garage In Block
- Enclosed Rear Garden







## Property Description

We are delighted to offer for sale this well-presented and improved three-bedroom end-terrace home, ideally located in the heart of the ever-popular village of Tiptree. The property is conveniently situated within easy reach of a wide range of local schools, shops, and amenities.

The accommodation comprises an entrance hall, spacious lounge, dining room, and a fitted kitchen. To the first floor, there is a landing leading to three bedrooms, a family bathroom, and a separate WC. Externally, the property benefits from an enclosed rear garden, a driveway to the front providing off-road parking, and a garage located in a nearby block.







#### ENTRANCE HALL

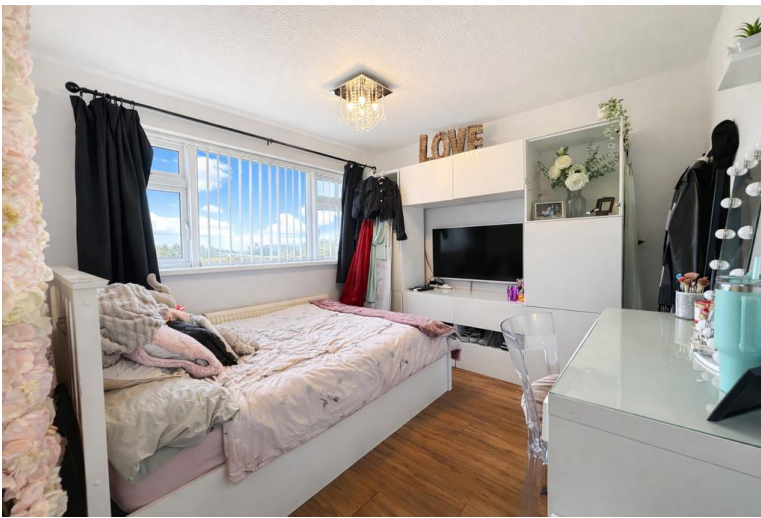
Entrance to the property is made via a part glazed entrance door to front aspect leading to entrance hall, stairs rising to first floor landing with storage cupboards beneath, radiator, telephone point, door to:

#### LOUNGE

16' 5" x 11' 10" (5m x 3.61m) Window to front aspect, double radiator, TV aerial point, the room features a open fireplace with stone surround, leading to dining area.

#### DINING ROOM

9' 9" x 9' 6" (2.97m x 2.9m) Radiator, French doors leading out onto the rear garden.



#### KITCHEN

9' 4" x 8' (2.84m x 2.44m) Recently fitted by the current owners, the kitchen comprises of a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, plumbing for washing machine, space for cooker. Window to rear aspect.

#### LANDING

Window to side aspect, access to loft space, storage cupboard housing gas fired boiler, door to:



#### BEDROOM ONE

13' 6" x 9' 5" (4.11m x 2.87m) Window to front aspect, radiator.

#### BEDROOM TWO

10' x 9' 8" (3.05m x 2.95m) Window to rear aspect, radiator.

#### BEDROOM THREE

8' 6" x 7' 7" (2.59m x 2.31m) Window to front aspect, radiator.

#### BATHROOM

White suite comprising of pedestal wash hand basin, panel bath, window to rear aspect, radiator, splash tiling.

#### WC

Low flush WC, window to rear aspect.

#### OUTSIDE

To the front of the property there is a garden with synthetic grass, driveway proving parking, there is a garage in a block to the side with up and over door and parking to the front.





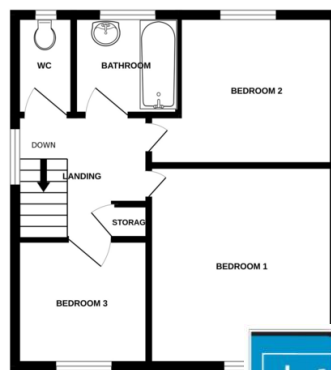
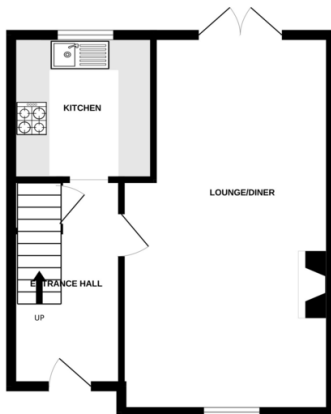
## REAR GARDEN

Being well enclosed by panel fencing, the garden had a newly laid decked area as you come out of the French doors, along with artificial grass, the rest is laid to lawn, there is a patio area to the rear of the garden.

GROUND FLOOR

1ST FLOOR

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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 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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