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DAVID MARTIN
GROUP

Vine Road
Tiptree, CO5 0LR

Guide Price £350,000 - £375,000

EPC Rating 'C'

- Extended Three Bedroom Semi-detached House
- 100ft. Rear Garden approx.
- Garage & Off-Road Parking
- No Onward Chain





Property Description

David Martin Estate Agents are delighted to offer for sale this extended three-bedroom semi-detached family home situated in the popular village of Tiptree, with its excellent range of shops, schools, and local amenities. The property comprises a welcoming entrance hall, spacious lounge/diner with double doors into a good-sized family kitchen/diner, study, and a convenient ground floor cloakroom. On the first floor, there are three bedrooms and a shower room. Externally, the property benefits from a driveway providing off-road parking, garage, and an enclosed rear garden extending to approximately 100ft. Being sold with no onward chain, this property offers a fantastic opportunity to put your own stamp on a lovely family home.





ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator, stairs rising to first floor landing.

LOUNGE/DINER

23' 03" x 13' 00" (7.09m x 3.96m) Window to front, two radiators, open fire, double doors to:

KITCHEN/DINER

14' 00" x 13' 11" (4.27m x 4.24m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, double eye level oven, four ring induction hob, space for fridge/freezer, washing machine, dryer and dish washer, radiator, window to rear, door to side.

LOBBY

Door to side, radiator, built in cupboard.

CLOAKROOM

Window to rear, low level W.C, hand wash basin, wall mounted gas fired combi boiler.

STUDY

9' 03" x 5' 07" (2.82m x 1.7m) Window to side.

LANDING

Window to side, loft access.



BEDROOM ONE

13' 03" x 11' 02" (4.04m x 3.4m) Window to front, radiator, fitted wardrobes to one wall with sliding doors.

BEDROOM TWO

11' 01" x 9' 11" (3.38m x 3.02m) Window to rear, radiator.

BEDROOM THREE

10' 00" x 7' 09" (3.05m x 2.36m) Window to front, radiator, built in cupboard.



SHOWER ROOM

Window to side, shower cubical, low level W.C, hand wash basin inset to vanity unit, heated towel rail, part tiled walls, built in cupboard.





OUTSIDE

FRONT

Front garden laid to lawn, driveway providing off road parking, side access to rear garden.

GARAGE

Single garage with up and over door.

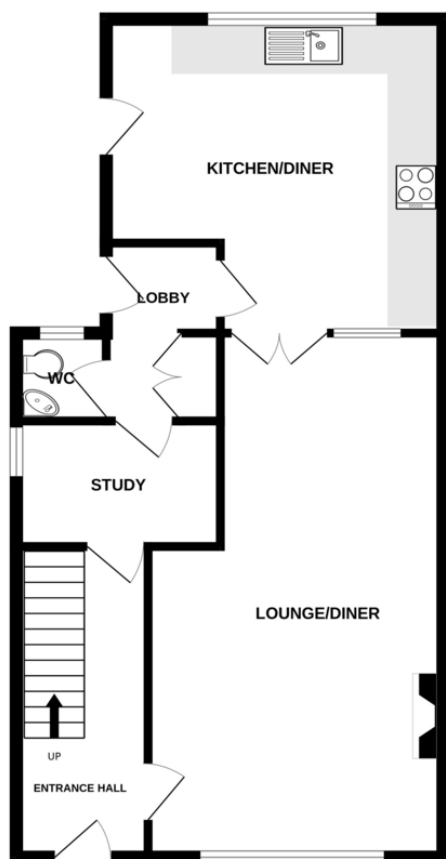
REAR GARDEN

Enclosed rear garden approaching 100ft in length mainly laid to lawn with shrub borders, shed to remain, outside tap.

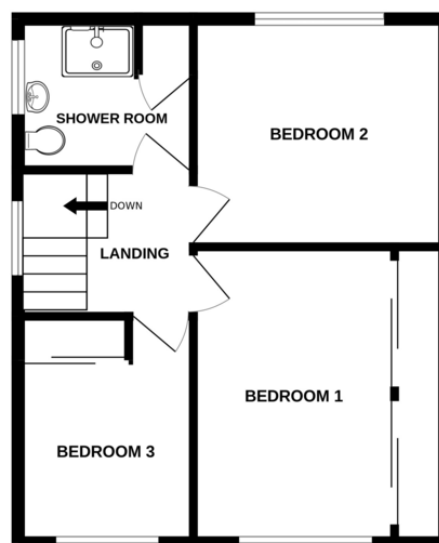




GROUND FLOOR



1ST FLOOR



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	70 C	78 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