



dm^g

DAVID MARTIN
GROUP

Willow Walk
Tiptree, CO5 0NQ

£250,000

EPC Rating 'D'

- TWO DOUBLE BEDROOMS
- SEMI- DETACHED
- GARDEN ROOM/CONSERVATORY
- CUL-DE-SAC





Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented two bedroom semi-detached house, ideally situated in the popular village of Tiptree. The area benefits from a wide range of shops, schools, and local amenities, making it an excellent choice for couples, small families, or first-time buyers.



The accommodation comprises an entrance hall, a spacious lounge/dining room which opens up into a garden room which has double doors leading onto the rear garden, you will also find a fitted kitchen which also has a door out to the garden. On the first floor, there are two good-sized bedrooms and a shower room.

Externally, the property enjoys gardens to both the front and rear, providing pleasant outdoor space. Viewing is highly recommended to fully appreciate the setting, potential, and accommodation this lovely home offers.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, stairs rising to first floor landing, radiator, window to front aspect.

LOUNGE/DINER

19' 05" x 11' 01" (5.92m x 3.38m) Being well lit by window to front aspect and fully glazed double doors to rear, two radiators, feature fireplace.

KITCHEN

9' 0" x 8' 3" (2.74m x 2.51m) Fitted with 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, splash tiling, tiled floor, window and half glazed door to rear aspect.

LANDING

Access to loft space, door to:

BEDROOM ONE

12' 04" x 9' 00" (3.76m x 2.74m) Window to front aspect, radiator, fitted wardrobe.

BEDROOM TWO

10' 11" x 10' 01" (3.33m x 3.07m) Window to rear aspect, radiator, airing cupboard.

BATHROOM

Tiled suite comprising of low flush WC, wash hand basin, shower cubical, heated towel rail, window to rear aspect.

GARDEN ROOM

9' 06" x 9' 03" (2.9m x 2.82m) Double doors onto rear garden, radiator, tiled flooring.

OUTSIDE

FRONT

At the front of the property, you have small front garden, laid to lawn with some shrub borders, there is one allocated parking space and side access to the rear garden via a side gate.

REAR

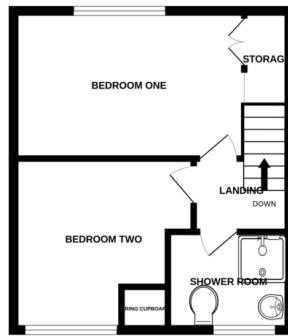
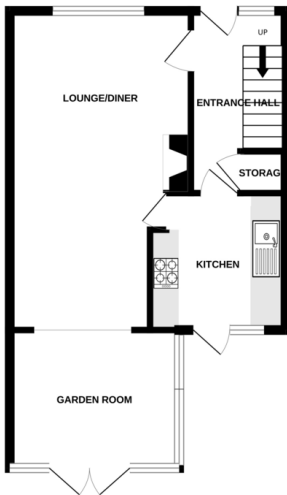
The rear garden is unoverlooked and private and comprises of a patio area, the rest mainly laid to lawn with shrub borders. There is also a brick built storage shed which has power connected.





GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The furniture, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro ©2009



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgtiptree.co.uk
%office_emailAddress%
01621 815815

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