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DAVID MARTIN
GROUP

Elm Close
Tiptree, CO5 0NN

Guide Price £250,000 - £270,000
EPC Rating 'TBC'

- Two Double Bedrooms
- Newly Fitted Kitchen & Bathroom
- Front & Rear Gardens
- Garage & Off Road Parking





Property Description

David Martin Estate Agents are delighted to offer for sale this two-bedroom terraced house situated in the popular village of Tiptree, with its excellent range of shops, schools and local amenities. The property has been updated and well maintained by the current owner and comprises a welcoming entrance hall, open-plan lounge/diner, newly fitted kitchen including integrated appliances and rear porch with access to the rear garden. On the first floor there are two double bedrooms and a newly fitted bathroom. Externally, the property benefits from gardens to the front and rear, a garage and off-road parking.





ENTRANCE HALL

Enter the property via a part glazed entrance door to side aspect, vinyl flooring, radiator, built in cupboard, cupboard under stairs.

LOUNGE/DINER

22' 03" x 11' 00" (6.78m x 3.35m) Windows to front & rear, two radiators.

KITCHEN

10' x 9' 07" (3.05m x 2.92m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, four ring electric hob with extractor over, fitted oven, integrated dishwasher, fridge, freezer and washing machine, vinyl flooring, window to rear, door to:

PORCH

Window to rear, door to garden, laminate flooring.

LANDING

Built in storage cupboard, radiator, loft access.

BEDROOM ONE

14' 01" x 9' 05" (4.29m x 2.87m) Window to rear, built in wardrobe, built in cupboard, radiator.

BEDROOM TWO

10' 07" x 9' 02" (3.23m x 2.79m) Window to rear, radiator, built in wardrobe.

BATHROOM

Two windows to rear, P-shaped bath with rainfall shower over and separate shower attachment, wash hand basin inset to vanity unit, low level W.C, heated towel rail.





OUTSIDE

FRONT GARDEN

Front Garden laid to lawn with shrub border.

REAR GARDEN

Decked seating area, planters, brick-built storage shed.

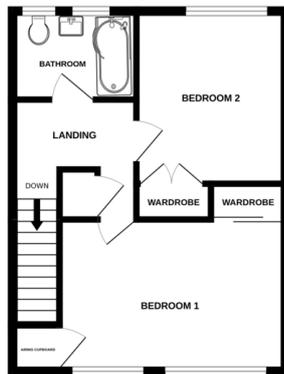
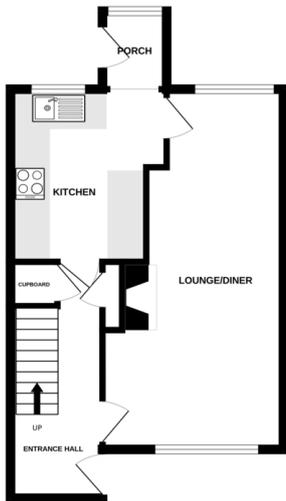
GARAGE & PARKING

Single garage with up and over door and parking to the rear of the property.



GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagor 02/08



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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