



DAVID MARTIN  
GROUP

**Maldon Road**  
Tiptree, CO5 0QA

**Guide Price £450,000 - £500,000**  
EPC Rating 'F'

- Three Bedroom Detached House
- 1/4 Acre Plot
- NO ONWARD CHAIN
- Potential to Extend (STPP)





## Property Description

David Martin Estate Agents are pleased to present for sale this detached family home, centrally positioned on a generous 1/4-acre plot and offering excellent potential to extend and enhance (STPP). The current accommodation comprises an entrance hall, a spacious lounge featuring double doors opening onto the garden, a breakfast room, and a galley kitchen. To the first floor are three well-proportioned bedrooms and a shower room. Externally, the property benefits from off-road parking, vehicular access to the rear, and a large timber workshop measuring approximately 30ft x 15ft. Offered to the market with NO ONWARD CHAIN, this property represents an outstanding opportunity for buyers seeking a renovation project with significant scope in a highly convenient location.



#### ENTRANCE HALL

Enter the property via entrance door to front aspect, wall mounted storage heater, under stairs cupboard, stairs rising to first floor landing.

#### LOUNGE

22' 10" x 12' 00" (6.96m x 3.66m) Window to front, two wall mounted storage heaters, double doors to side.

#### BREAKFAST ROOM

8' 10" x 8' 00" (2.69m x 2.44m) Window to side, laminate flooring, wall mounted storage heater.



#### KITCHEN

16' 01" x 5' 10" (4.9m x 1.78m) Fitted with a range of base units incorporating a sink with drainer, space for appliances, windows to side and rear, door to side.

#### LANDING

Window to side, loft access, wall mounted storage heater.

#### BEDROOM ONE

12' 00" x 10' 08" (3.66m x 3.25m) Window to front, wall mounted storage heater.

#### BEDROOM TWO

11' 10" x 9' 04" (3.61m x 2.84m) Window to side, wall mounted storage heater.

#### BEDROOM THREE

8' 08" x 8' 07" (2.64m x 2.62m) Window to rear, wall mounted storage heater.

#### SHOWER ROOM

Window to front, shower cubical, low-level W.C, hand wash basin, fully tiled.





## OUTSIDE

### FRONT

Front garden laid to lawn with hedge borders, driveway providing off road parking leading to the side of the property with gated vehicular access and further parking.

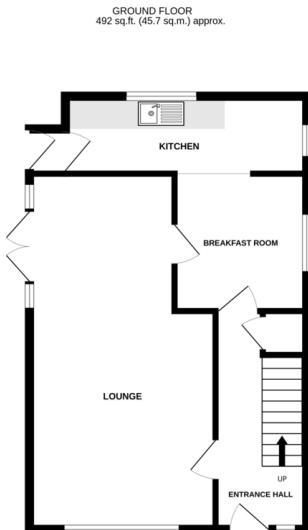


### REAR GARDEN

Large patio area to the rear of the property, rest mainly laid to lawn with hedge borders, timber workshop measuring 30ft. x 15ft.

### AGENT NOTES

Please note that the property utilizes a cesspit for waste management.



GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate and not to scale. They are for guidance purposes only and may differ from the actual dimensions or room sizes. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The agent has not tested any services or features and cannot guarantee they are in working order. The agent has not tested any fixtures, fittings or services. The buyer must satisfy themselves as to their operability or efficiency can be given.  
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