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DAVID MARTIN  
GROUP

**Bedford Close**  
Tiptree, CO5 0DB

**Guide Price £250,000 - £270,000**  
EPC Rating 'C'

- Two Bedroom End Terraced
- Garage
- NO ONWARD CHAIN
- Cul-de-Sac Location







## Property Description

David Martin Estate Agents are delighted to offer for sale this two-bedroom end-of-terrace home, ideally situated in a cul-de-sac in the popular village of Tiptree, within walking distance of local shops, schools, and amenities. The ground floor offers an entrance hall, spacious lounge, separate dining room, and a kitchen with access to the rear garden. There is also scope to create a larger open-plan kitchen/dining area, providing flexible living space to suit modern lifestyles. Upstairs, there are two double bedrooms and a shower room. The property requires redecoration throughout, giving buyers the opportunity to put their own stamp on it. Externally, the property benefits from a front garden and a good-sized enclosed rear garden, complete with two sheds and a greenhouse, as well as a garage located in a nearby block. Offered with no onward chain, this home presents an excellent opportunity for those looking to personalise their next property.







#### ENTRANCE HALL

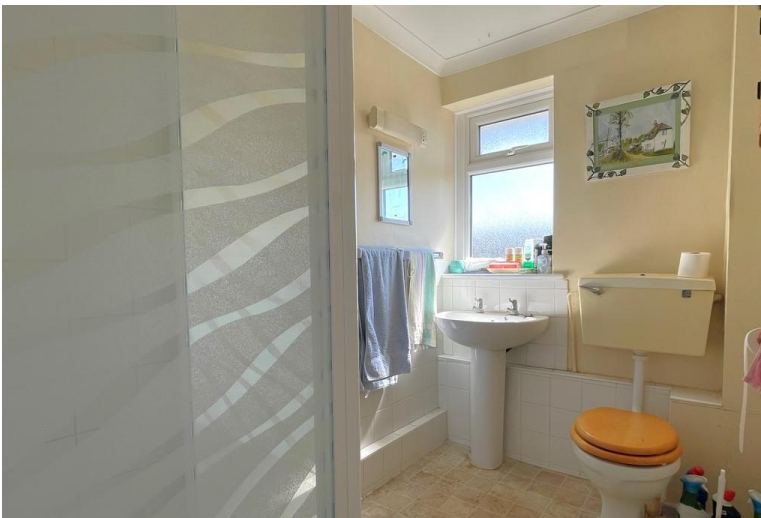
Enter the property via a part glazed entrance door to side aspect, tiled floor.

#### LOUNGE

15' 09" x 14' 10" (4.8m x 4.52m) Windows to front and side, radiator, fireplace, stairs rising to first floor landing.

#### DINING ROOM

9' 09" x 6' 09" (2.97m x 2.06m) Window to rear, radiator, wall mounted gas fired boiler.



#### KITCHEN

Window and door to rear garden, fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, four ring electric hob, eye level oven, space for fridge and washing machine, built in cupboard.

#### LANDING

Window to side, airing cupboard, loft access.

#### BEDROOM ONE

12' 03" x 11' 07" (3.73m x 3.53m) Window to front, built in cupboard, fitted wardrobes with sliding doors, radiator.

#### BEDROOM TWO

13' 04" x 9' 08" (4.06m x 2.95m) Window to rear, radiator.

#### SHOWER ROOM

Window to rear, shower cubical, radiator, low level W.C, hand wash basin.



OUTSIDE

FRONT

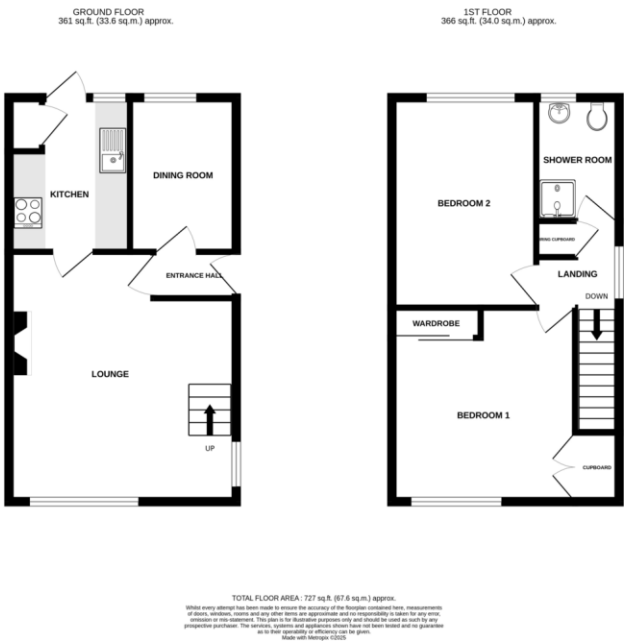
Front garden laid to lawn, side access to rear garden.

GARAGE

Single garage in a block

REAR GARDEN

Enclosed sunny rear garden with patio area, shed and green house, outside tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 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