

Fennel Close, Tiptree , CO5 0TF

O.I.E.O £325,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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LOCATED CLOSE TO THE CENTRE OF TIPTREE, offering the convenience of Schools & Shops, this delightful three-bedroom semi-detached house on Fennel Close offers a perfect blend of comfort and convenience. Spanning an impressive 794 square feet, this property is well proportioned with further potential to extend or improve.
The property is accessed via a Porch which leads to the Entrance Hall, allowing access to the stairs and Living Room. This well proportioned Reception Room is a warm and welcoming area, perfect for gatherings or quiet evenings in. The rear of the property is occupied by the Kitchen/Dining Room which overlooks the Garden.
The property boasts three bedrooms, each offering space for a bed and additional storage. The well-appointed bathroom ensures that all your needs are met, adding to the home's practicality.
One of the standout features of this home is the private rear garden, a lovely outdoor space where you can enjoy the fresh air and sunshine. Additionally, the property includes a driveway and carport, offering parking for numerous vehicles, a rare convenience in today's market. Its prime location near the village centre means that local amenities, shops, and schools are just a short stroll away, making daily life effortless.
In summary, this semi-detached house on Fennel Close is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of this pleasant home. Don't miss the chance to make this charming property your own. Council Tax: C. EPC: TBC







Bedroom 12'8 x 9'11 (3.86m x 3.02m)
Double glazed window to rear, radiator, coved to ceiling.

Bedroom 11'10 x 9'5 (3.61m x 2.87m)
Double glazed window to front, radiator.

Bedroom 8'9 x 6'11 (2.67m x 2.11m)
Double glazed window to front, radiator.

Bathroom 7'9 x 6'3 (2.36m x 1.91m)
Obscure double glazed window to rear, radiator, door to cupboard housing boiler. P shaped bath with shower above and shower screen, wash hand basin with mixer tap and vanity unit, w.c., tiled to walls and floor.

Landing
Double glazed window to side, access to loft space, coved to ceiling and stairs down to:

Entrance Hall
Door to Living Room, radiator, wood effect flooring, door into:

Porch
Part obscure double glazed entrance door to front, obscure glazed windows to sides.

Living Room 14'6 x 13'4 (4.42m x 4.06m)
Double glazed window to front, radiator, feature fireplace, wood effect flooring, coved to ceiling, part glazed double doors into:

Dining Area 8'10 x 7'10 (2.69m x 2.39m)
Double glazed window to rear, radiator, coved to ceiling, tiled floor, open plan to:

Kitchen Area 9'11 x 7'2 (3.02m x 2.18m)
Double glazed window to rear, double glazed door to side (leading into carport), range of mathcing units, ceramic sink/drainer unit with mixer tap set into work surface, space for cooker with extractor, door to Utility cupboard with space and plumbing for washing machine. tiled to walls and floor.

Carport
Double timber door to front, corrigated plastic ceiling, door into Rear Garden, power and light connected, leading to:

Garage 17'2 x 8'4 (5.23m x 2.54m)
Up and over door to front, door to side to Garden, window to rear.

Rear Garden
Fenced to boundaries concrete path to rear of property, mainly laid to lawn with planting borders.

Frontage
Lawned area to one side, lwo level brick wall to front boundary, block paved driveway.

Agents Note, Money Laundering & Referrals
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with U K Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.


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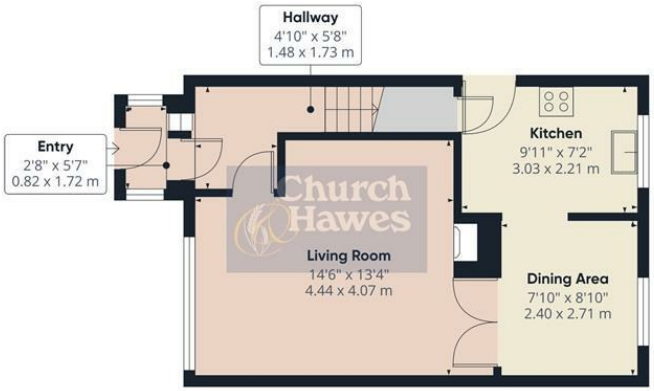

2024 EASY READ BRITAIN
BREAD


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

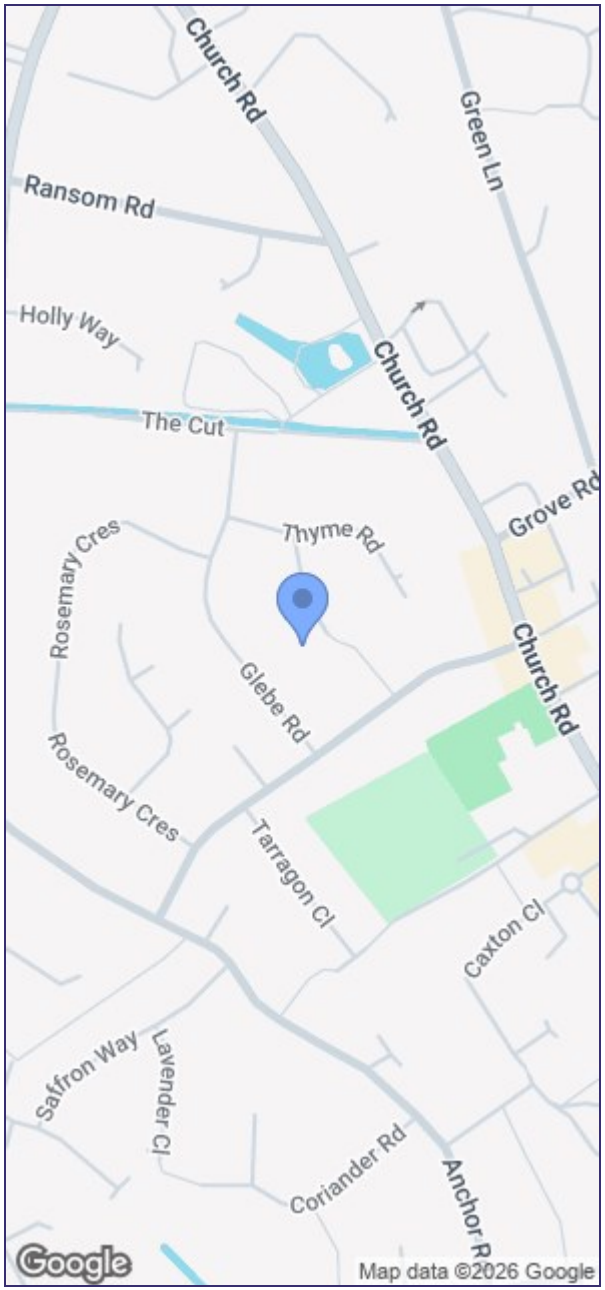
939 ft²

87.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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