



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Carolina Way**  
Tiptree, Colchester, CO5 0DW

**£300,000**  
EPC Rating 'd'

- TWO DOUBLE BEDROOMS
- NO CHAIN
- GARAGE & PARKING
- CLOSE TO SHOPS & SCHOOLS







## Property Description

We are delighted to offer for sale this charming two-bedroom end-of-terrace house, ideally located in the heart of Tiptree, within easy reach of local schools, shops, and amenities.

The accommodation features a spacious lounge that flows seamlessly into a kitchen/diner at the rear of the property, creating an ideal space for family living and entertaining. Upstairs, you will find two double bedrooms and a fully tiled bathroom suite.

Externally, the property benefits from a private rear garden, with direct access to a single garage and off-road parking. This home combines a central location with practical living space, making it a perfect choice for families or first-time buyers.







**ENTRANCE HALL/PORCH**  
entrance via uPVC door into porch;

**LOUNGE**  
15' 11" x 14' 11" (4.85m x 4.55m) White tiled flooring, double glazed window to front aspect of property, wall mounted radiator, opening to:

**KITCHEN/DINER**  
14' 10" x 9' 7" (4.52m x 2.92m) A modern fitted kitchen featuring a range of white fronted wall and base units with wood-effect work surfaces and matching upstands. The kitchen is equipped with a built-in oven and four-ring electric hob with extractor hood over, there is also space for washing machine and fridge freezer, wood-effect flooring create a contemporary finish. A uPVC double-glazed window overlooks the rear aspect, while an external uPVC double-glazed door provides access to the back garden. Additional benefits include a useful built-in storage cupboard.

**STAIRS**  
Rising to first floor

**LANDING**  
Loft access, storage cupboard



**BEDROOM ONE**  
12' 6" x 9' 11" (3.81m x 3.02m) Double room. UPVC double glazed window to front aspect of property.

**BEDROOM TWO**  
13' 3" x 9' 8" (4.04m x 2.95m) Double room, UPVC double glazed window to rear aspect of property.

**BATHROOM**  
Fitted white suite comprising of a WC, Wash hand basin, 'P' shaped panel bath with shower overhead, fully tiled walls. Obscure window to rear aspect, radiator.



**OUTSIDE**

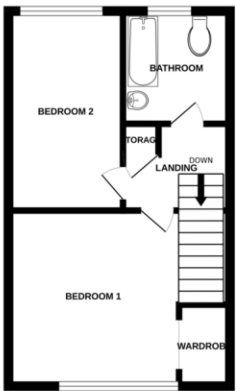
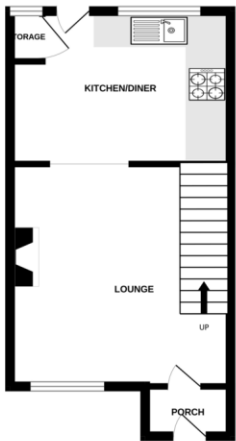
**OUTSIDE/GARDEN**  
To the front of the property there is a lawned area with a flower bed and driveway providing parking for one vehicle. to the rear of the property there is a small patio area just outside the back door with sleeper style steps up to the lawn which has direct access into the single garage which is situated in the block behind and also has vehicular access





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms etc. are only approximate and no responsibility is taken for any error. The views and measurements are for guidance only and should not be relied upon for any purpose. The views and measurements are for guidance only and should not be relied upon for any purpose. The views and measurements are for guidance only and should not be relied upon for any purpose.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 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