



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

**39 Heycroft Way**  
Tiptree, Colchester, CO5 0DS

**£275,000**  
EPC Rating 'D'

- TWO DOUBLE BEDROOMS
- GARAGE & PARKING
- GENEROUS GARDEN
- SHOWER ROOM





## Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented two-bedroom semi-detached house, centrally situated in the popular village of Tiptree, within walking distance of local shops, schools and amenities. Offered with no onward chain, the accommodation comprises a spacious lounge, fitted kitchen/dining room and conservatory overlooking the rear garden. To the first floor there are two double bedrooms and a walk-in shower room. Externally, the property benefits from a generous rear garden with direct access to the garage situated at the end of the garden, together with off-road parking to the front of the property. An ideal first-time purchase or investment opportunity.



#### ENTRANCE PORCH

Enter via part glazed UPVC door into porch.

#### LOUNGE

15' 06" x 14' 00" (4.72m x 4.27m) Spacious lounge with window to front aspect, gas fired back boiler inset to fire, door leading to;

#### KITCHEN/DINER

14' 00" x 9' 10" (4.27m x 3m) Fitted with a range of matching wall and base units incorporating work surfaces, with space and plumbing for a washing machine, space for a fridge/freezer and cooker. Window and door leading through to the conservatory.



#### CONSERVATORY

14' 00" x 3' 11" (4.27m x 1.19m) UPVC double-glazed conservatory with windows overlooking the rear garden and a single door providing access to the garden.

#### UPSTAIRS

#### LANDING

Airing cupboard and loft access, window to side.

#### BEDROOM ONE

12' 09" x 10' 09" (3.89m x 3.28m) Window to front aspect, built in double wardrobes.



#### BEDROOM TWO

13' 3" x 7' 08" (4.04m x 2.34m) Window to rear aspect.

#### SHOWER ROOM

Fitted with a walk-in shower, low-level WC and wash hand basin inset into a vanity unit. Part tiled walls, non-slip flooring, radiator and obscure double-glazed window to the rear.



#### OUTSIDE

#### REAR GARDEN

The property benefits from a generous rear garden with patio seating areas at both ends, the remainder being mainly laid to lawn with well-stocked shrub borders. There is direct access into the single garage located at the rear of the garden, together with gated side access to the front of the property.

#### FRONT



There is a driveway at the front of the property.

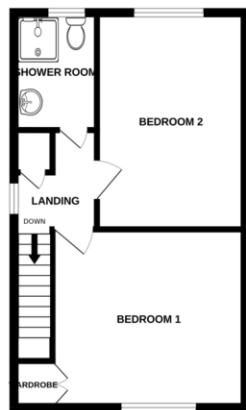
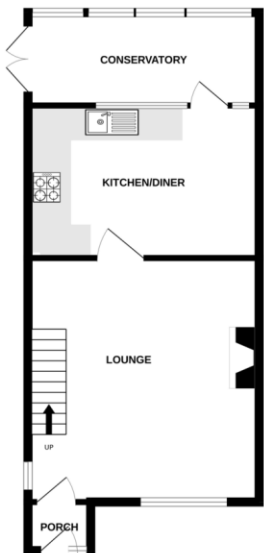
**GARAGE**

The garage is accessible via Carolina way, there is power connected and benefits from an electric roller door.



GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 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 and 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