DAVID MARTIN GROUP

**Station Road**

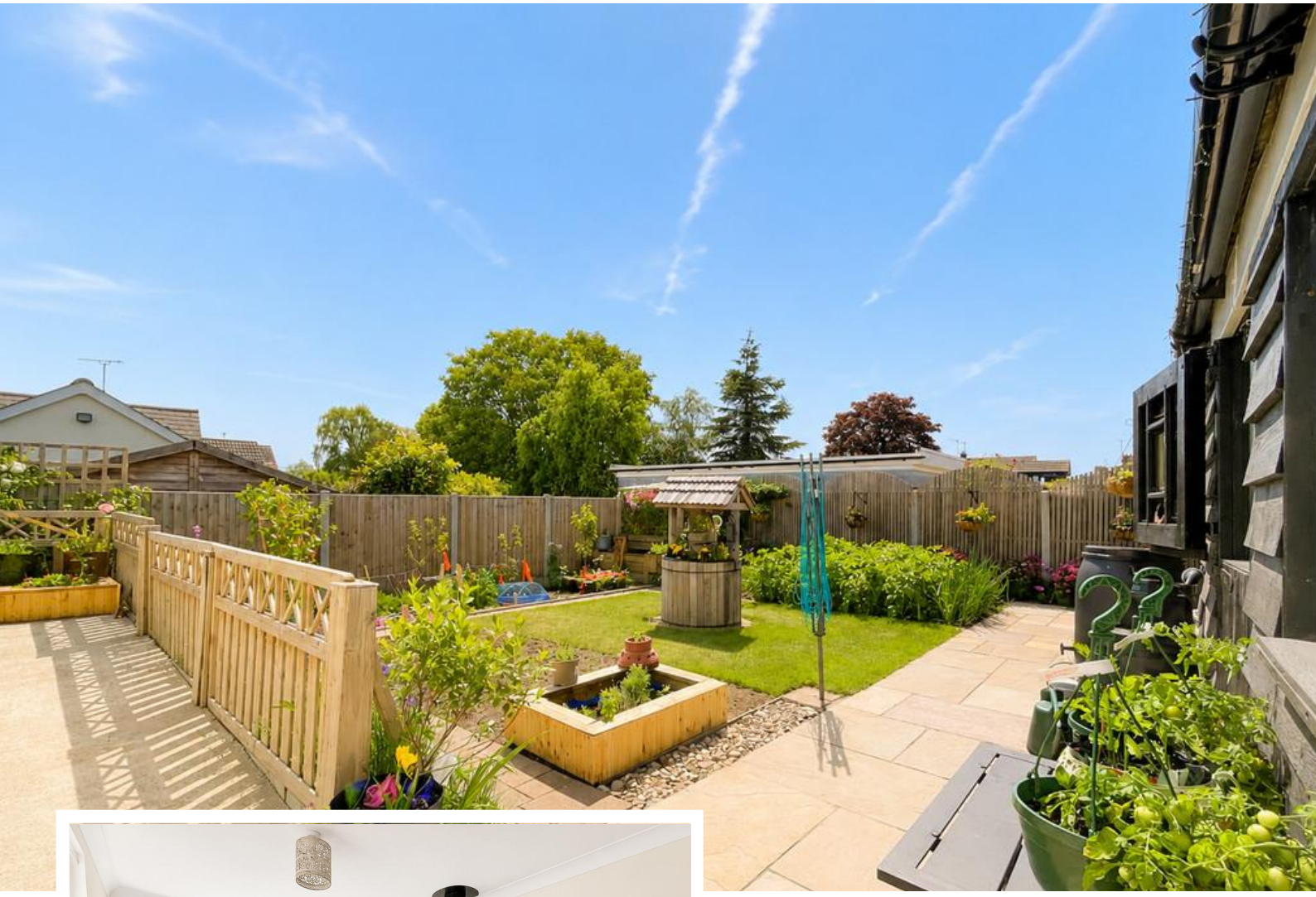
Tiptree, CO5 0BB

**Guide Price £375,000 - £395,000**

EPC Rating 'C'

- Two Bedroom Detached Bungalow
- Two Reception Rooms
- Workshop with WC
- Off Road Parking

Station Road, Tiptree, CO5 0BB



## Property Description

David Martin Estate Agents are delighted to offer for sale this two-bedroom detached bungalow, situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property comprises an entrance porch, lounge, kitchen/dining room, sitting room with a log burner and door opening onto the rear garden, two double bedrooms, with the principal bedroom benefiting from fitted wardrobes to one wall, and a wet room. Externally, the property benefits from off-road parking and a well-maintained rear garden featuring a workshop with WC, several seating areas and a covered pergola, creating an ideal space for relaxing and entertaining. Viewing is highly recommended to appreciate all this property has to offer.

ENTRANCE PORCH
Enter the porperty via a part glazed entrance door to front aspect, double door to:

LOUNGE
12' 10" x 12' 00" (3.91m x 3.66m) Windows to front and side, feature fireplace, radiator.

KITCHEN/DINER
18' 08" x 9' 10" (5.69m x 3m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, built in oven, four ring electric hob, space for fridge/freezer, laminate flooring, window to side, radiator, loft access, opening to:

SITTING ROOM
11' 06" x 8' 10" (3.51m x 2.69m) Window to rear, door to garden, log burner, tiled floor.

BEDROOM ONE
11' 11" x 11' 07" (3.63m x 3.53m) Window to side, fitted wardrobes to one wall with mirrored sliding doors, radiator.

BEDROOM TWO
10' 10" x 9' 06" (3.3m x 2.9m) Windows to front and side, spotlights, radiator, wash hand basin inset to vanity unit.

WET ROOM
10' 10" x 5' 04" (3.3m x 1.63m) Window to rear and side, shower, wash hand basin, low level W.C, heated towel rail, extractor fan.

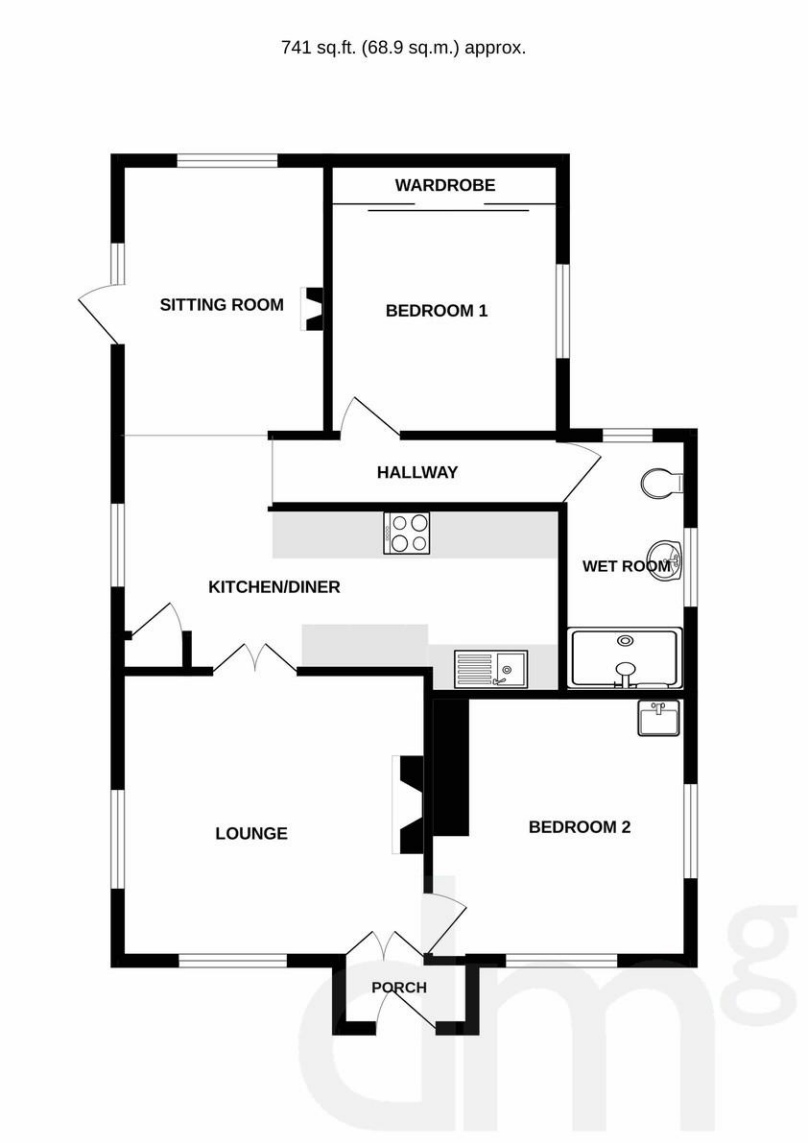
OUTSIDE

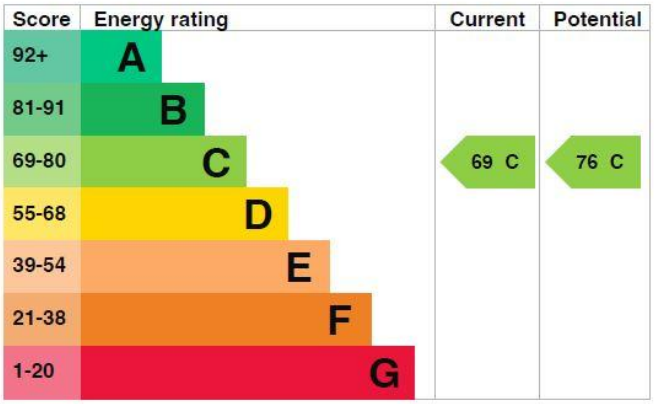
Off road parking to the front and side of the property, side access to rear garden.

REAR GARDEN

The enclosed rear garden enjoys a sunny aspect and has been attractively landscaped with patio seating areas, a lawn bordered by mature shrubs and flowers, and a covered pergola seating area with power. The garden also benefits from a substantial workshop with power and lighting, an external W.C., outside tap, wood store and a productive vegetable plot, making it ideal for both relaxing and gardening.

741 sq.ft. (68.9 sq.m.) approx.

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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