DAVID MARTIN GROUP

# Anchor Road

Tiptree, CO5 0BS

**£340,000**

EPC Rating 'E'

- Two Bedroom Semi Detached Bungalow
- Garage & Ample Parking
- Chain Free
- Central Village Location

Anchor Road, Tiptree, CO5 0BS

## Property Description

David Martin Estate Agents are delighted to offer for sale this two-bedroom semi-detached bungalow, ideally situated in the heart of the popular village of Tiptree and within easy walking distance of its excellent range of shops and local amenities. The accommodation comprises of an entrance hall, a lounge featuring double doors opening into a spacious conservatory with access to the rear garden, a fitted kitchen with further garden access, two bedrooms, and a shower room. Externally, the property benefits from a driveway providing off-road parking, a garage, and well-maintained gardens to both the front and rear. The property is offered to the market chain free.

ENTRANCE HALL
Entrance to the property is made via a part glazed entrance door to side aspect to entrance hall, access to loft space, airing cupboard, door to:

LOUNGE
15' 10" x 11' 6" (4.83m x 3.51m) Being well lit by windows and double doors to conservatory, electric storage heater, feature fireplace.

CONSERVATORY
13' x 11' 2" (3.96m x 3.4m) Windows to rear and side aspect and fully glazed double doors to rear, electric storage heater.

KITCHEN
11' 6" x 9' 2" (3.51m x 2.79m) Comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, splash tiling, electric oven and hob with extractor over, plumbing and space for washing machine and fridge/freezer, tiled floor, electric storage heater, window and door to rear garden.

BEDROOM ONE
14' 6" x 10' 2" (4.42m x 3.1m) Window to front aspect.

BEDROOM TWO
10' 10" x 8' 4" (3.3m x 2.54m) Window to front aspect.

SHOWER ROOM
6' 6" x 6' (1.98m x 1.83m) White suite comprising of low flush WC, pedestal wash hand basin, walk-in shower, splash tiling, electric heated towel rail, window to side aspect.

OUTSIDE

To the front of the property there is a driveway providing ample off-road parking leading to a single garage with up and over door. Front garden laid to lawn with shrubs, side access to rear garden.

REAR GARDEN

With paved patio to the rear of the property, the garden is laid to lawn with flower beds and shrubs, being enclosed by panel fencing, wooden storage shed, outside tap and light.

TOTAL FLOOR AREA : 781 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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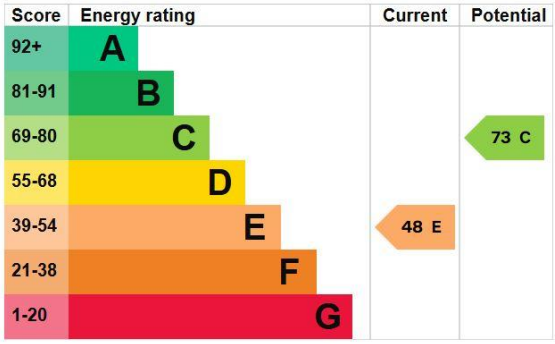


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements