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DAVID MARTIN
GROUP

15 Carolina Way
Tiptree, Colchester, CO5 0DW

£270,000
EPC Rating 'C'

- Two Bedroom Terraced House
- Ideal First Time Purchase/Investment Opportunity
- Within 1/2 Mile Of Tiptree Village Centre
- Driveway & Off Road Parking



15 Carolina Way, Tiptree, Colchester, CO5 0DW



Property Description

David Martin are delighted to offer for sale this well-presented two-bedroom mid-terrace home, ideally located within half a mile of Tiptree village centre, providing convenient access to a range of local schools, shops and amenities. The accommodation comprises an entrance porch, a spacious lounge, a modern kitchen/breakfast room, two well-proportioned bedrooms and a family bathroom.



Externally, the property benefits from off-road parking to the front, a private enclosed rear garden, and a garage situated in a nearby block to the rear of the property. This attractive home is ideal for first-time buyers, downsizers or investors, and early viewing is highly recommended to fully appreciate all that it has to offer.



ENTRANCE

Entrance to property is made by a part glazed entrance door to front aspect, to:

ENTRANCE PORCH

Window to front aspect, meter cupboard, door connecting to:

LOUNGE

15' 6" x 14' 0" (4.72m x 4.27m) A spacious and bright living room featuring a window to the front aspect, allowing for plenty of natural light. Stairs rise to the first-floor landing with a useful understairs storage cupboard. The room also benefits from a TV aerial point, telephone point and radiator.



KITCHEN/DINER

13' 10" x 9' 10" (4.22m x 3m) The kitchen/breakfast room is bright and well-lit, benefiting from a window and a half-glazed door providing access to the rear garden. Fitted with a range of matching base and wall-mounted units, the kitchen comprises a single drainer sink unit with mixer tap inset into the work surface, with drawers and cupboards beneath. Additional work surfaces provide further storage with matching cupboards and drawers below, while complementary eye-level units offer ample overhead storage. Further features include splashback tiling, an integrated electric oven with extractor hood above, and space for a breakfast table, creating a practical and sociable dining area.



LANDING

Access to loft space, airing cupboard housing gas combi boiler.

BEDROOM ONE

12' x 10' 8" (3.66m x 3.25m) Window to front aspect, radiator, wardrobe area.

BEDROOM TWO

13' x 8' 10" (3.96m x 2.69m) Window to rear aspect, radiator.



BATHROOM

The family bathroom is fitted with a white suite comprising a low-level WC, wash hand basin set within a vanity unit, and a panelled bath with an electric shower over. Additional features include part-tiled walls, a heated towel rail and an obscured window to the rear aspect, providing natural light and ventilation.

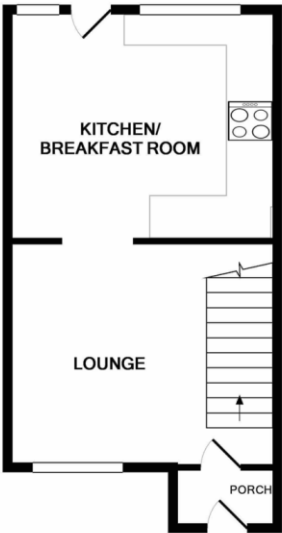
OUTSIDE

To the front of the property there is a driveway providing parking, pedestrian access via right of way to:

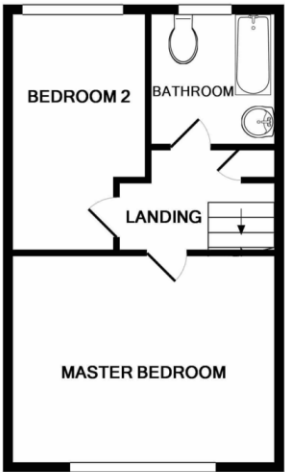


REAR GARDEN
 Being enclosed by panelled fencing, laid to lawn with flowerbeds, patio area to the rear of the property, outside tap and light, wooden storage shed which we understand from the vendor is to remain, service door connecting to:

GARAGE
 Situated to the rear of the property with a new up and over door situated in a block to the rear of the house.



GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	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