



## 2 bedroom Semi-Detached Bungalow located in Tiptree.

Asking Price Of  
**£325,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Anchor Road Tiptree Colchester CO5 0BS

## FULL DESCRIPTION

### OVERVIEW

Offered for sale with no onward chain, this spacious two-bedroom semi-detached bungalow presents an excellent opportunity for those seeking comfortable single-storey living in a popular residential location. The property offers well-proportioned accommodation throughout, including a generous lounge, conservatory and two good-sized bedrooms.

### STEP INSIDE

Entering the property via the front door, a welcoming entrance hall provides access to all principal rooms. To the front aspect, Bedroom Two measures 10'11" x 8'4" (3.34m x 2.55m) and offers a versatile space suitable for use as a guest bedroom, study or hobby room.

The hall continues through to the principal bedroom, measuring 14'8" x 10'2" (4.47m x 3.09m). This spacious double bedroom benefits from fitted wardrobes, providing excellent built-in storage whilst retaining ample space for additional bedroom furniture.

Adjacent is the bathroom, fitted with a panel enclosed bath, wash hand basin and WC, conveniently positioned to serve both bedrooms and visitors.

The lounge/diner is a particularly attractive feature of the property, measuring 16'0" x 11'9" (4.87m x 3.57m). This bright and comfortable reception room offers ample space for both seating and dining furniture, creating an ideal

environment for everyday living and entertaining. A feature fireplace provides an attractive focal point, while double glazed sliding patio doors lead directly into the conservatory, allowing natural light to flow through the accommodation.

Accessed from the lounge/diner, the conservatory measures 12'0" x 10'6" (3.66m x 3.20m) and provides additional living space overlooking the garden. This versatile room is ideal for relaxing, dining or enjoying views of the outside space throughout the year.

The kitchen, measuring 11'7" x 9'3" (3.54m x 2.81m), offers a practical layout with a range of storage units and work surfaces. The kitchen also benefits from a wall-mounted gas boiler, approximately three years old, and provides convenient access to the side of the property.

### STEP OUTSIDE

The front garden is laid to shingle with mature shrubs and hedging, and a pathway provides access to the side entrance and garage. The rear garden is predominantly laid to lawn and benefits from a pergola-covered patio area, a garden shed, and a summer house located at the far end of the garden.



2



1



2



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EPC

D





## FLOORPLAN

### Anchor Road

Approximate Gross Internal Area = 74.6 sq m / 803 sq ft

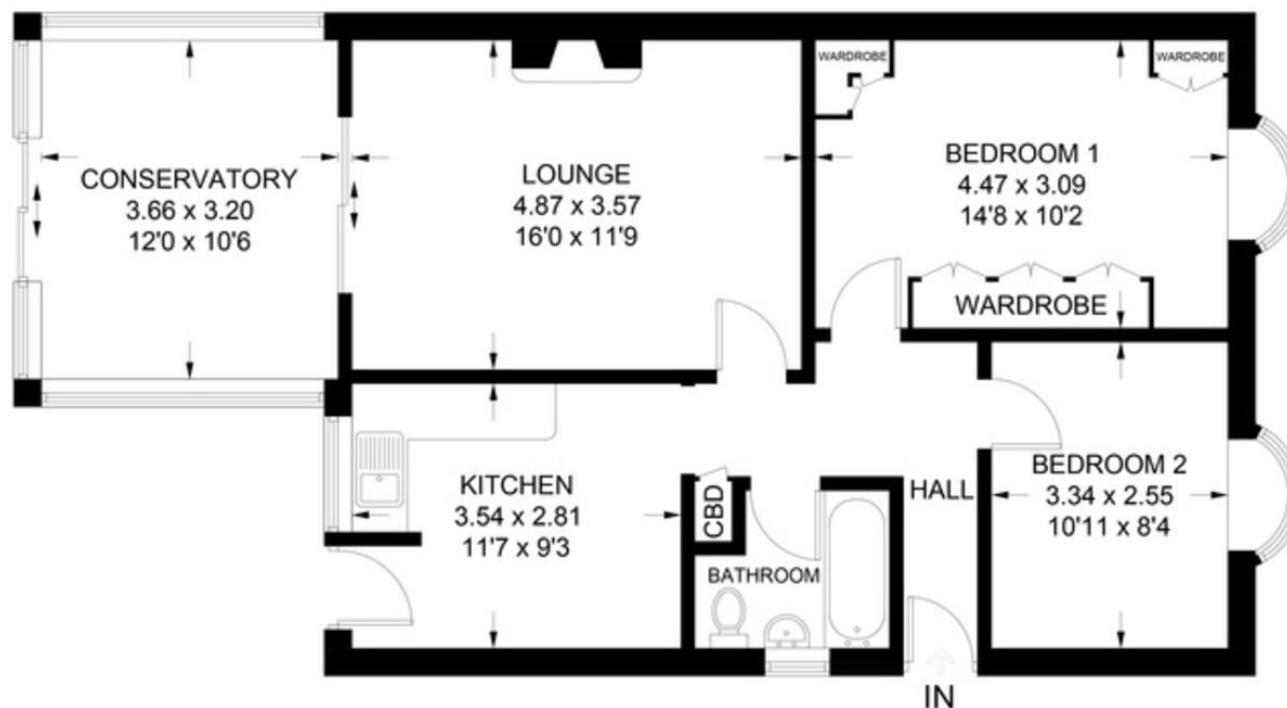


Illustration for identification purposes only,  
measurements are approximate, not to scale.

## DIRECTIONS

### CONTACT

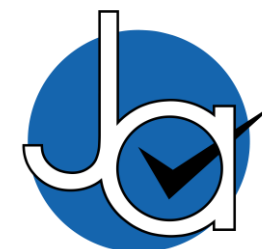
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