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DAVID MARTIN
GROUP

Carolina Way
Tiptree, CO5 0DW

Guide Price £260,000 - £270,000
EPC Rating 'TBC'

- Two Bedroom Terrace House
- Well Presented Throughout
- Garage & Driveway
- Central Village Location





Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented two-bedroom terraced house, centrally situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property comprises an entrance porch, spacious lounge, modern kitchen/diner with double doors opening onto the rear garden, two well-proportioned double bedrooms, with the principal bedroom benefiting from a built-in wardrobe, and a family bathroom. Externally, the property benefits from a driveway to the front of the property, an enclosed rear garden with a gate leading to the rear garage, and additional off-road parking directly in front of the garage. An ideal purchase for first-time buyers, downsizers or investors, early viewing is highly recommended.



ENTRANCE PORCH

Enter the property via entrance door to front aspect, window to front, door to:

LOUNGE

15' 08" x 13' 11" (4.78m x 4.24m) Window to front, radiator, feature fireplace with inset modern electric fire, stairs rising to first floor landing, door to:

KITCHEN/DINER

13' 11" x 10' 04" (4.24m x 3.15m) Comprehensively fitted with a range of wall and base units incorporating a one and a half ceramic sink with drainer and mixer tap, tiled splash back, four ring gas hob with extractor over, oven, space for fridge/freezer, washing machine and slimline dishwasher, radiator, window and double doors to rear garden.

LANDING

Airing cupboard, loft access.

BEDROOM ONE

12' 05" x 10' 08" (3.78m x 3.25m) Window to front, vertical radiator, built in wardrobe.

BEDROOM TWO

13' 03" x 8' 10" (4.04m x 2.69m) Window to rear, radiator.



FAMILY BATHROOM

Window to rear, panel enclosed bath with shower over, low level W.C, hand wash basin, radiator.





OUTSIDE

Block paved driveway providing off road parking.

GARAGE

A single garage is located to the rear of the property and features an up-and-over door. A pedestrian door at the rear of the garage provides access to a gate leading directly into the rear garden. Parking in front of garage.

REAR GARDEN

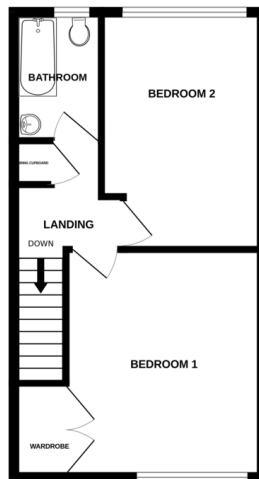
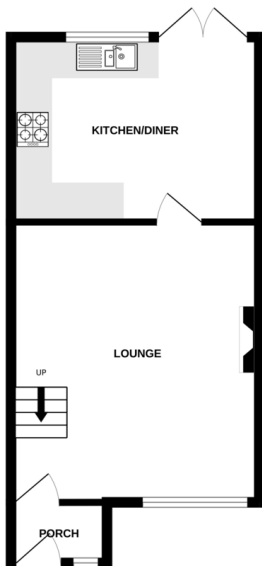
Enclosed rear garden with a decked seating area. The remainder of the garden is mainly laid to lawn with mature shrubs and flower borders. Outside tap. Rear gate providing access to the garage.

LOCATION

Tiptree is a popular and well-connected village in Essex, renowned for its attractive blend of rural charm and modern convenience. Famous as the home of Wilkin & Sons' Tiptree jams, the village offers a wide range of local amenities, including shops, cafés, schools, healthcare facilities, and leisure options, making it ideal for families, professionals, and retirees alike. Surrounded by picturesque countryside yet with excellent road links to the nearby towns of Colchester, Chelmsford, and Witham, as well as rail connections to London, Tiptree provides an appealing balance of village living and accessibility.

GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA - 737 sq.ft. (68.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The fixtures, fittings and appliances shown are not shown to scale and no guarantee as to their operability or efficiency can be given.
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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