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DAVID MARTIN
GROUP

The Folly
Tiptree, Colchester, CO5 0RJ

£425,000
EPC Rating 'TBC'

- Detached Two Bedroom Bungalow
- Enclosed Established Garden To Rear
- Garage, Carport & Ample Parking
- Chain Free Viewing Advised





Property Description

David Martin Estate Agents are delighted to offer for sale this detached two bedroom bungalow set on a well established plot on the outskirts of the popular village of Tiptree with its range of shops, schools and amenities. The property offers well proportion accommodation comprising of entrance porch, entrance hall, lounge/dining room, kitchen, inner hall, two bedrooms, shower room. The property is set on a well established plot extending to the rear and side of the property with storage sheds, garage, carport and parking. The property is being offered chain free and viewing is highly recommended.





ENTRANCE PORCH

Entrance to the property is made via part glazed entrance door to front aspect to entrance porch, windows to front and side aspect, half glazed door to:

ENTRANCE HALL

Radiator, storage cupboards, part glazed door to:

LOUNGE/DINING ROOM

19' x 16' 3" (5.79m x 4.95m) Reducing to 10'10" A bright and spacious living room with patio door, window and fully glazed door to rear aspect, two radiators, the room features a open fireplace with stone surround, door to:

KITCHEN

11' x 8' (3.35m x 2.44m) 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. Integrated electric oven and hob, washing machine, and fridge which we understand from the vendor are to remain. Window to side aspect, splash tiling, radiator, storage cupboard.

INNER HALL

Access to loft space, door to:

BEDROOM ONE

13' 4" x 11' (4.06m x 3.35m) Window to rear aspect, radiator, fitted range of wardrobes and matching base units.

BEDROOM TWO

8' 6" x 8' (2.59m x 2.44m) Window to front aspect, radiator, fitted wardrobe

SHOWER ROOM

White suite comprising of low flush WC, wash hand basin inset to vanity unit, shower cubical, splash tiling, window to front aspect, radiator.





OUTSIDE

To the front of the property there is a well established garden laid to lawn with flower beds and shrubs, driveway to side providing parking for a number of vehicles leading to carport and garage with up and over door power and light connected.

REAR GARDEN

Being well enclosed by panel fencing and hedge boards the garden extends to the rear and side of the property the garden is laid to lawn with flower beds and established shrubs and trees and vegetable plots and patio to the rear of the property. Wooden storage shed and summer house, greenhouse and lean to green housing oil fired boiler. Oil storage tank.

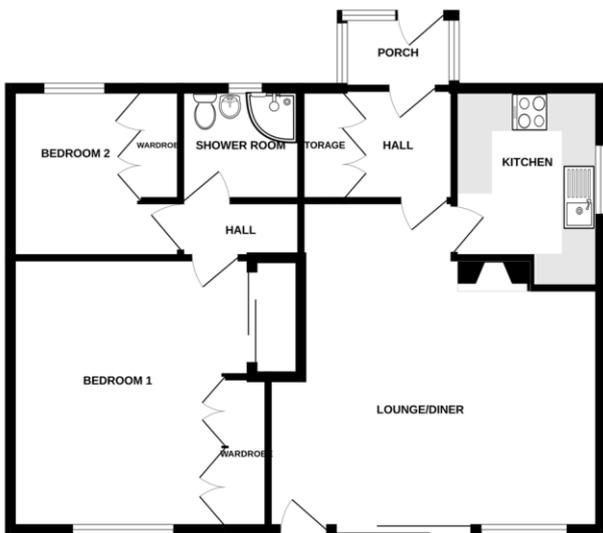


AGENTS NOTE

Viewing is advised to appreciate the setting, space and potential that the property offers. The property is offered chain free.

GROUND FLOOR
785 sq.ft. (73.0 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