



JOHN ALEXANDER
ESTATE AGENTS



Brock Close

Tiptree
Colchester
CO5 0FF

Asking Price Of **£325,000**

Freehold

NO ONWARD CHAIN
EN-SUITE
FAMILY BATHROOM
GARAGE
DRIVEWAY
GROUND FLOOR WC



OVERVIEW

**** NO ONWARD CHAIN **** John Alexander are pleased to present this well-proportioned three-bedroom semi-detached home, positioned within the ever-popular village of Tiptree, offering excellent access to local schooling, amenities and transport links.

The property opens into a welcoming entrance hall with stairs rising to the first floor. To the front, a well-proportioned lounge (4.5m x 3.02m) flows seamlessly into a separate dining area (2.51m x 2.44m), creating a sociable living space, with double doors leading directly out to the rear garden.

The kitchen (3.12m x 2.59m) is fitted with a range of wall and base units, incorporating an oven, four-ring gas hob with extractor above, and space for additional appliances, all overlooking the garden. A ground floor cloakroom completes the downstairs accommodation.

Upstairs, the first floor offers three bedrooms. The principal bedroom (4.01m x 3.0m) enjoys a rear aspect and benefits from its own en-suite shower room. Bedroom two (3.2m x 2.97m) sits to the front, while bedroom three (2.21m x 2.11m) provides an ideal single room, nursery or home office. A family bathroom serves the remaining accommodation.



Outside, the property features a gated, covered carport/driveway to the side, providing secure off-road parking and access through to the rear garden. In addition, there is a single garage (5.21 m x 2.59m) with power and lighting.

The rear garden is enclosed and mainly laid to lawn, complemented by a patio seating area, ideal for outdoor dining, along with a shed and outside tap.

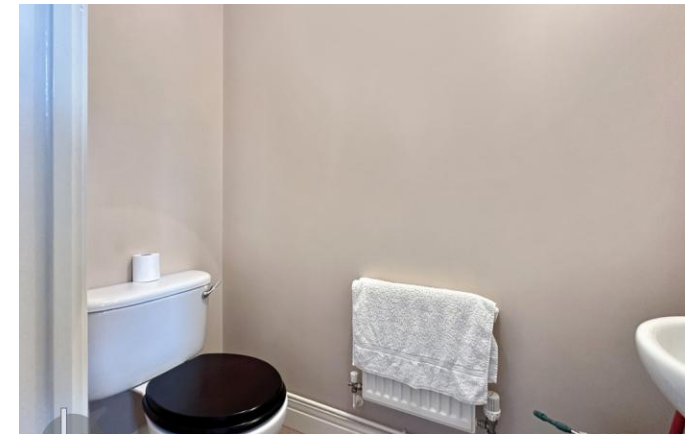
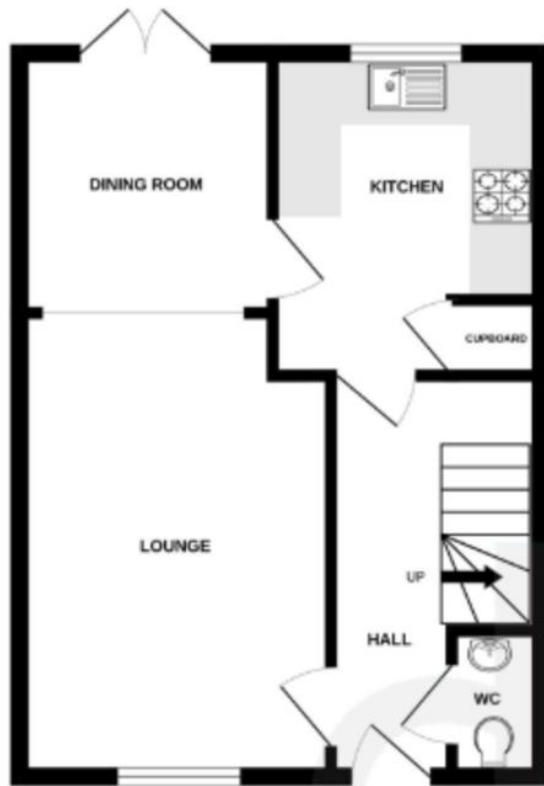
Offered with no onward chain, this property presents a straightforward purchase in a consistently popular location.

Early viewing is strongly recommended.

- Tax band- D.

- EPC- C.





John Alexander - Tiptree

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.