



dm^g
DAVID MARTIN
GROUP

Anchor Road

Tiptree, Colchester, CO5 0AP

Guide Price £300,000 - £325,000

EPC Rating 'C'

- Three Bedroom Terraced House
- Driveway & Garage
- Central Village Location
- No Onward Chain





Property Description

David Martin estate Agents are delighted to offer for sale this three bedroom terraced house centrally situated in the popular village of Tiptree within walking distance to shops, schools and local amenities. The property consists of an entrance porch, spacious lounge, kitchen with access to the rear garden and a ground floor bathroom. On the first floor there are three well-proportioned bedrooms. Externally the property benefits from a driveway providing off road parking, garage in a block and an enclosed rear garden. Offered with NO ONWARD CHAIN, this property represents an excellent opportunity. Early viewing is highly recommended, call today to arrange a viewing.



ENTRANCE PORCH

Enter the property via a part glazed entrance door to front aspect, laminate flooring, door to:

LOUNGE

17' 05" x 14' 05" (5.31m x 4.39m) Window to front, radiator, feature fireplace.

KITCHEN

9' 09" x 9' 02" (2.97m x 2.79m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, space for washing machine, fridge/freezer and freestanding cooker, window and door to rear.



BATHROOM

Window to rear, panel enclosed bath with shower over, low level W.C, wash hand basin, radiator, part tiled walls, airing cupboard.

LANDING

Loft access.

BEDROOM ONE

14' 04" x 9' 08" (4.37m x 2.95m) Two windows to rear, radiator.

BEDROOM TWO

15' 02" x 7' 08" (4.62m x 2.34m) Window to front, radiator, built in wardrobe and cupboard.



BEDROOM THREE

11' 04" x 6' 04" (3.45m x 1.93m) Window to front, radiator.





OUTSIDE

Driveway to the front of the property providing off road parking.

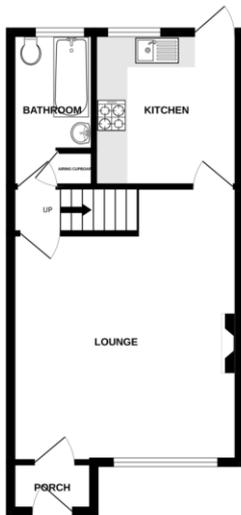
GARAGE

Single garage in a block with up and over door.

REAR GARDEN

Decking to the rear of the property, rest mainly laid to lawn, two sheds to remain (1 with power connected), gate to the rear of the garden leading to garage.

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgptiptree.co.uk
%office_emailAddress%
01621 815815

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