



dm^g
DAVID MARTIN
GROUP

Church Road
Tiptree, Colchester, CO5 0SN

£210,000
EPC Rating 'TBC'

- GROUND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- COMMUNAL GARDEN





Property Description

We are pleased to present this well-maintained two-bedroom ground floor maisonette, ideally located within walking distance of local shops and amenities. The property features a open-plan lounge and kitchen, a fitted bathroom suite, and benefits from gas central heating throughout. Additional advantages include a carport providing allocated parking, as well as access to communal gardens.

Offered to the market with no onward chain, this home presents an excellent opportunity for both first-time buyers and investors.

ENTRANCE HALL

Laminate flooring, radiator and storage cupboard.

LOUNGE AREA

13' 2" x 12' 11" (4.01m x 3.94m) A spacious room, with window to front aspect, radiator.

KITCHEN

8' 11" x 7' 6" (2.72m x 2.29m) With matching base



and eye level units, built in oven and hob with extractor unit over, space for fridge/freezer, space and plumbing for washing machine

BEDROOM ONE

13' 11" x 11' 3" (4.24m x 3.43m) A spacious double size, radiator, French doors providing access to the communal gardens.

BEDROOM TWO

9' 8" x 9' (2.95m x 2.74m) Double room, radiator, window to front aspect.

BATHROOM

With complete suite comprising of bath with shower facilities over, pedestal wash hand basin and W/C, radiator, vinyl flooring



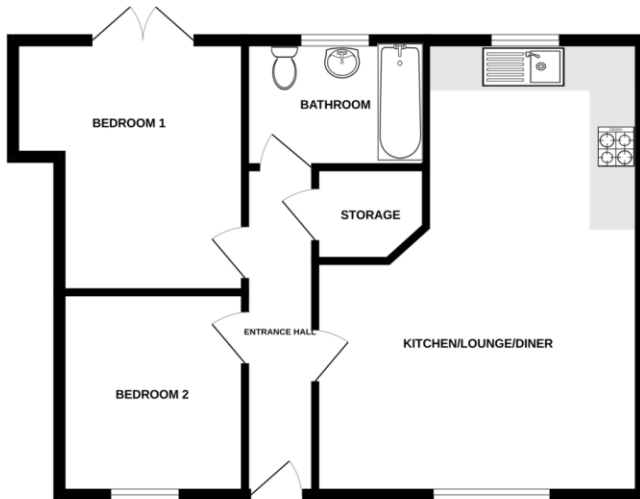
OUTSIDE

There is allocated parking under a carport and communal gardens to the rear of the property.



GROUND FLOOR

%epcGraph_c_1_325%



Whilst every effort has been made to ensure the accuracy of the details contained here, measurements of plots, buildings, contents 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 by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with MyHomeplan 12/20

David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgtiptree.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