



DAVID MARTIN
GROUP

2 Rosemary Close

Tiptree, Colchester, CO5 0QD

Guide Price £375,000-£400,000

EPC Rating 'D'

- Two Bedroom Detached Bungalow
- Central Village Location
- Garage & Off Road Parking
- Ensuite & Bathroom





Property Description

Guide Price- £375,000-£400,000

David Martin Estate Agents are delighted to offer for sale this two-bedroom detached bungalow situated in a quiet cul-de-sac in the centre of the village of Tiptree, within walking distance to shops and local amenities. The property consists of a welcoming entrance hall and a spacious lounge/diner featuring a brick open fireplace, with double doors leading into the conservatory. There is a fitted kitchen with further access to the conservatory, and two bedrooms both with fitted wardrobes. The principal bedroom benefits from an en-suite, complemented by a separate bathroom. The conservatory features double doors opening out onto the rear garden. Externally, the property offers a garage with parking to the front and a good-sized enclosed rear garden. The property is being sold with no onward chain. We highly recommend a viewing to fully appreciate all that this property has to offer.

ENTRANCE HALL

Enter the property via a part glazed entrance door to



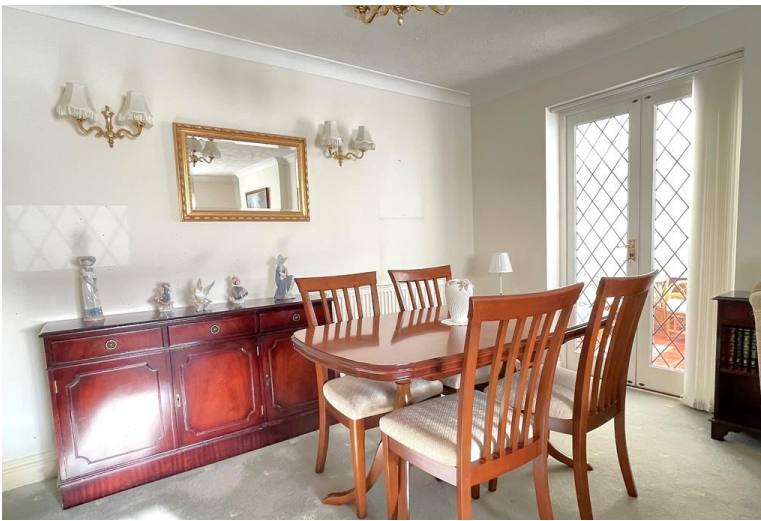
front aspect, window o front, radiator, built in storage cupboard, loft access.

LOUNGE/DINER

20' 05" x 13' 03" (6.22m x 4.04m) Window to front, double doors to conservatory, two radiators, brick built open fireplace.

KITCHEN

9' 02" x 8' 08" (2.79m x 2.64m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, oven, four ring electric hob with extractor over, space and plumbing for washing machine and fridge/freezer, cupboard housing gas fired boiler, radiator, spotlights, window to rear and door to:



CONSERVATORY

13' 06" x 9' 08" (4.11m x 2.95m) Windows to sides, double doors to rear garden, tiled floor.

BEDROOM ONE

11' 07" x 10' 04" (3.53m x 3.15m) Window to rear, radiator, fitted wardrobes to one wall, door to:

ENSUITE

Shower cubical, low level W.C, hand wash basin, radiator, spotlights, extractor fan.



BEDROOM TWO

13' 04" x 7' 01" (4.06m x 2.16m) Window to front, radiator, fitted wardrobes to one wall.

BATHROOM

Window to rear, panel enclosed bath with shower attachment, low level W.C, hand wash basin, radiator, fully tiled walls, extractor fan, spotlights.

OUTSIDE

Block paving and shrub borders to the front of the property.

GARAGE & PARKING

Single garage to the rear of the property with electric roller door and door to garden, parking in front of garage.

REAR GARDEN

Patio area to the side of the bungalow, rest mainly laid to lawn with shrub borders, shed and green house to remain, gate to the rear of partly walled garden.

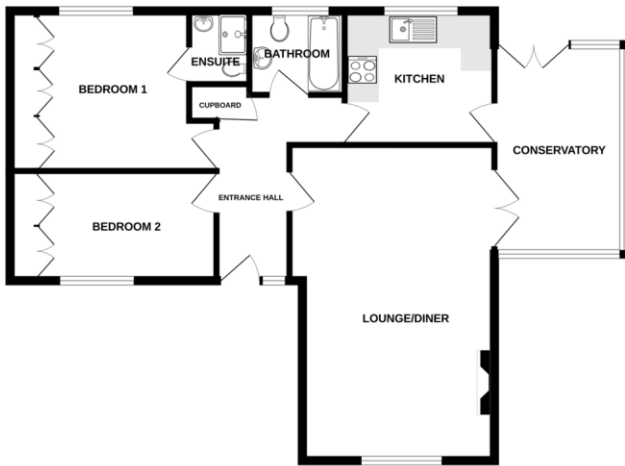
AGENT NOTE

Property was fitted with a new 'Vaillant' gas fired boiler in 2025.





800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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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 and 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