



Rectory Road
Tiptree, CO5 0SX

Guide Price £300,000 - £325,000
EPC Rating 'TBC'

- Two-Bedroom Semi-detached Bungalow
- Central Village Location
- Garage & Driveway
- No Onward Chain





Property Description

David Martin Estate Agents are delighted to offer for sale this two-bedroom semi-detached bungalow, conveniently situated in the heart of the popular village of Tiptree, within walking distance of an excellent range of shops and local amenities. The accommodation comprises an entrance hall, a lounge with double doors opening into a conservatory, which benefits from a door leading out to the rear garden, a kitchen with further access to the garden, two bedrooms and a shower room. Externally, the property benefits from a driveway providing off-road parking, a garage and an enclosed rear garden. Offering excellent potential for improvement and personalisation, the property is offered for sale chain-free, and an early viewing is highly recommended to fully appreciate all that this bungalow has to offer.



ENTRANCE HALL

Enter the property via a part glazed entrance door to side aspect, radiator, loft access.

LOUNGE

18' 00" x 10' 05" (5.49m x 3.18m) Feature fireplace with gas fire (disconnected), radiator, double doors to conservatory and sliding door to kitchen.

KITCHEN/BREAKFAST ROOM

10' 01" x 7' 10" (3.07m x 2.39m) Fitted with a range of wall and base unit incorporating a sink with drainer and mixer tap, space for freestanding cooker and washing machine, tiled splash back, radiator, window and door to rear garden.



CONSERVATORY

9' 08" x 9' 00" (2.95m x 2.74m) Windows to rear and side, door to rear garden, radiator.

BEDROOM ONE

11' 10" x 9' 11" (3.61m x 3.02m) Window to front, radiator.

BEDROOM TWO

9' 03" x 8' 04" (2.82m x 2.54m) Window to front, radiator.



SHOWER ROOM

Window to side, walk-in shower, low level W.C, hand wash basin, part tiled walls, radiator, airing cupboard.



OUTSIDE
Front garden laid to lawn, driveway to front and side of property providing off road parking, side access to rear garden.

GARAGE
Single garage with up and over door, door to garden.

REAR GARDEN
Enclosed rear garden mainly laid to lawn with shrub borders, patio to the rear of the property, outside tap.



637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA: 637 sq.ft. (59.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given. Agents and surveyors accept no liability.



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