



dm^g
DAVID MARTIN
GROUP

Church Mews, Church Road
Tiptree, Colchester, CO5 0SN

£185,000
EPC Rating 'TBC'

- TWO BEDROOMS
- TWO ALLOCATED PARKING SPACES
- GROUND FLOOR
- OPEN PLAN LIVING





Property Description

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





ENTRANCE

Security entrance door into entrance lobby. Private entrance door into apartment entrance hall, radiator, airing cupboard, storage cupboard.

KITCHEN/LIVING/DINING SPACE

20' 9" x 13' 3" (6.35m x 4.05m) Lounge Area: Double glazed French doors to rear garden (communal garden), t.v. point. Open plan into: - Kitchen Area: Double glazed window to side, range of base and wall mounted units, roll edge work surfaces with inset sink and drainer unit, inset four ring electric hob with chrome extractor above and built-in oven below, part tiled walls, spaces for domestic appliances.



BEDROOM ONE

15' 3" x 8' 8" (4.65m x 2.65m) Double glazed window to rear, radiator, t.v. point

BEDROOM TWO

10' 4" x 8' 8" (3.15 m x 2.65m) Double glazed window to rear, radiator.

BATHROOM

Three piece white suite comprising low level w.c., pedestal wash hand basin, with tiled splash backs, panel enclosed bath with tiled splash backs, shaver point, radiator.



OUTSIDE

Outside offers communal gardens, two allocated parking spaces, one being a enclosed private carport.

AGENTS NOTES

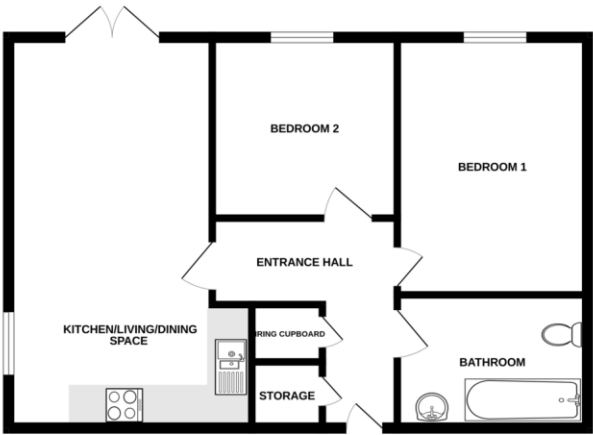
We are advised by the vendor that the boiler for the property isn't working and will need to be replaced by any perspective buyer.





GROUND FLOOR

%epcGraph_c_1_325%



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, distances, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative 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 as to their condition or efficiency can be given. Made with SketchUp 2020.



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 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