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DAVID MARTIN
GROUP

Ager Avenue
Tiptree, CO5 0GL

£295,000
EPC Rating 'B'

- TWO DOUBLE BEDROOMS
- TWO ALLOCATED PARKING SPACES
- NO ONWARD CHAIN
- UTILITY ROOM & CLOAKROOM





Property Description

Situated in the sought-after village of Tiptree, this attractive and well-presented two-bedroom terraced home, originally built by Bloor Homes, offers a fantastic combination of comfortable living space and practical features. Arranged over two floors, the accommodation comprises a spacious lounge, modern open-plan kitchen/diner, separate utility area and ground-floor cloakroom. To the first floor, there are two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, providing an ideal space for relaxing and entertaining, together with the considerable advantage of two allocated off-road parking spaces situated directly to the front of the property.





ENTRANCE HALL

Entrance via a part-glazed uPVC door, with stairs rising to the first floor and a door leading to:

LOUNGE

13' 7" x 10' 1" (4.14m x 3.07m) Spacious and bright lounge, featuring an under-stairs storage cupboard, window to the front aspect, and a door leading to:

KITCHEN/DINER

13' 11" x 9' 11" (4.24m x 3.02m) Modern open-plan kitchen/diner, fitted with a range of wall and base units, integrated fridge/freezer and dishwasher, electric oven, and gas hob with extractor hood above. Doors provide access to the rear garden.

UTILITY AREA

Utility area with space for a washing machine and a wall-mounted gas combi boiler.

DOWNSTAIRS CLOAKROOM

Ground floor cloakroom comprising a low-level flush WC and wash hand basin.

FIRST FLOOR

LANDING

Loft access, doors leading to;

BEDROOM ONE

13' 11" x 9' 11" (4.24m x 3.02m) Spacious principal bedroom with ample space for wardrobes and a window overlooking the rear aspect.

BEDROOM TWO

Double bedroom with two windows to the front aspect and a built-in storage cupboard.





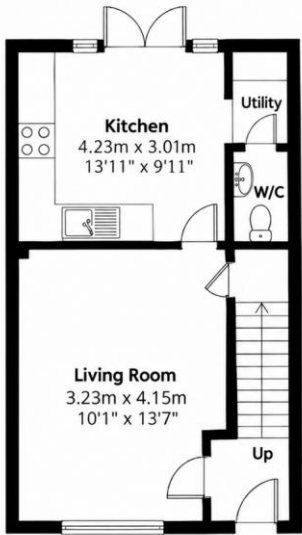
OUTSDIE

REAR GARDEN

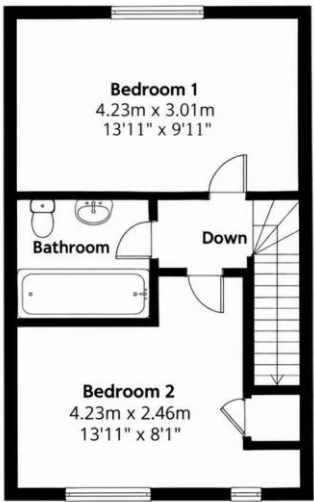
A good-sized patio area accessed via the kitchen double doors, providing an ideal space for outdoor dining and entertaining. The remainder of the garden is laid to lawn, with a paved pathway leading to the rear, where there is a garden shed, bin storage and rear access to the property.

FRONT

To the front of the property, there are two allocated parking spaces conveniently situated directly outside the property.



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	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 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