



Guide price £499,995

TENURE : FREEHOLD

Kingsway, Tiptree

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Detached bungalow

3 bedrooms

1 bathroom

1 reception

EPC rating B (82/100)

THIS THREE BEDROOM DETACHED BUNGALOW FEATURING A REAR GARDEN OF SOME 120 Ft HAS BEEN LOVINGLY IMPROVED BY THE CURRENT OWNER'S FEATURES INCLUDE A LARGE REFITTED KITCHEN SPACIOUS LUNGE AND PARKING FOR SEVERAL VEHICLES.

ACCESS Is via a double-glazed entrance door onto

ENTRANCE PORCH With further double-glazed door onto

ENTRANCE HALL With radiator, access to loft space (housing the gas fired central heating boiler), coved ceiling.

BEDROOM ONE 2.85 M widening to 3.44 M x 2.61 M with double glazed window to front, radiator, coved ceiling., fitted wardrobes with sliding doors.

BEDROOM TWO 3.20 M x 2.00 M With double glazed window to rear, radiator, coved ceiling.

BEDROOM THREE 2.43 M x 2.39 m with double glazed window to front, radiator, coved ceiling.

FAMILY BATHROOM With obscure double-glazed window to the rear aspect, suite comprises, panelled bath with side screen over, wash hand basin with vanity unit beneath, splash back tiling to walls.

SEPARATE W C. With obscure double-glazed window to rear, low level W C, wash hand basin with vanity unit beneath, radiator.

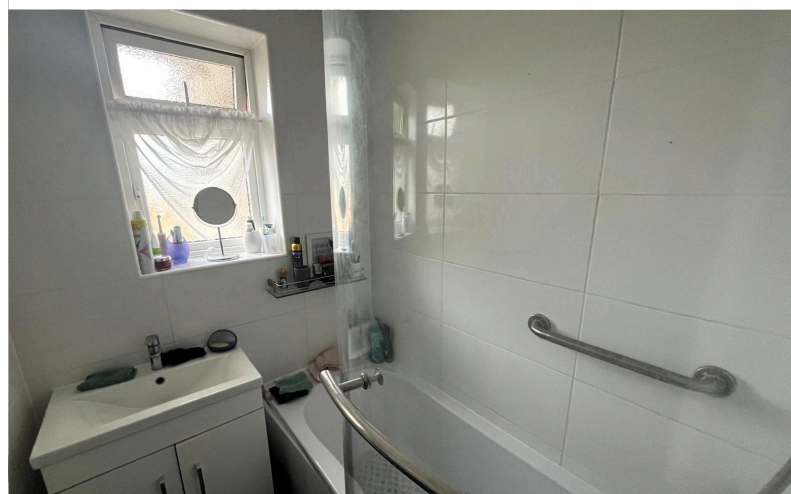
RE FITTED KITCHEN 6.29 M x 2.27 M widening to 2.78 M With double glazed window to rear and double-glazed door to garden. A one and a half bowl stainless steel sink unit over a comprehensive range of fitted base units extending to fitted work surfaces with tiled splash backs and eye level units over. Inset ceramic hob with extractor hood over and fitted double oven. Integrated Dish washer and freezer along with plumbing for washing machine, built in wine rack.

LOUNGE 6.92 M x 3.25 M With double glazed window to front and double-glazed sliding patio doors onto the rear garden. Two radiators, feature fireplace incorporating living flame style electric fire. Amtico style flooring, coved ceiling.

DINING ROOM With double glazed window to rear, radiator.

OUTSIDE The property is in a cull de sac, with a generous frontage laid to block paved car parking. To the left-hand side there is an attached garage with up and over door, personal door leads to the rear garden which measures approx. 120 ft and features a large, paved patio, extensive lawn and well stocked flower and shrub borders.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Kingsway, Tiptree, CO5

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

