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DAVID MARTIN
GROUP

85 Anchor Road
Tiptree, Colchester, CO5 0BS

Guide Price £350,000 - £375,000

EPC Rating 'TBC'

- THREE BEDROOMS
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- GENEROUS GARDEN





Property Description

David Martin Estate Agents are delighted to present for sale this well-proportioned three-bedroom semi-detached bungalow, ideally located in the heart of the highly sought-after village of Tiptree, within easy walking distance of a wide range of shops and local amenities. The accommodation is thoughtfully arranged and comprises a welcoming entrance hall, a bright and spacious lounge with double doors opening onto the generous rear garden, and a well-appointed fitted kitchen also providing direct garden access. There are three versatile bedrooms and a modern shower room. Externally, the property benefits from a driveway offering ample off-road parking, a garage, and attractive, well-maintained gardens to both the front and rear-perfect for relaxing or entertaining. Offered to the market with no onward chain.

ENTRANCE PORCH

Entrance to the property is made via a part glazed entrance door into porch with window to side aspect.

HALLWAY





access to loft space, airing cupboard housing gas fired boiler, door to;

BEDROOM TWO

11' 6" x 9' 2" (3.51m x 2.79m) Window to front aspect, radiator, built in mirrored wardrobes.

BEDROOM THREE

9' 2" x 7' 1" (2.79m x 2.16m) Window to side aspect, radiator, built in wardrobes.

BEDROOM ONE

14' 7" x 8' 4" (4.44m x 2.54m) Window to front aspect, radiator.



SHOWER ROOM

White suite comprising of low flush WC, pedestal wash hand basin, walk-in shower, fully tiled walls, radiator, obscure window to side aspect.

LOUNGE

16' 6" x 11' 7" (5.03m x 3.53m) Spacious lounge, with double doors leading out to the rear garden, with feature fireplace, radiator.

KITCHEN

11' 6" x 9' 2" (3.51m x 2.79m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, splash tiling, electric oven and hob with extractor over, plumbing and space for washing machine and fridge/freezer and dishwasher, tiled floor, radiator, window and door to rear garden.



OUTSIDE

To the front of the property there is a driveway providing ample off road parking leading to a single garage with up and over door, side access to rear garden.

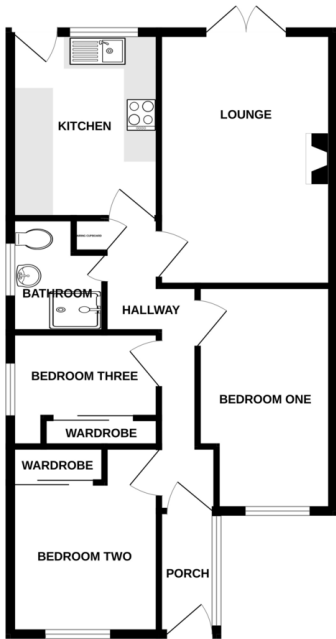
REAR GARDEN

With paved patio to the rear of the property, the garden is laid to lawn with flower beds and shrub borders, being enclosed by panel fencing, wooden storage shed, outside tap and light.





GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The information is provided as a guide only and is not intended to be a substitute for a professional survey. Please note that the floorplan is not to scale.

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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