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DAVID MARTIN
GROUP

Caxton Close
Tiptree, CO5 0HA

£175,000
EPC Rating 'C'

- Two Bedroom Second Floor Flat
- Central Village Location
- Lounge/Dining Room
- Ideal First Time Purchase





Property Description

David Martin Estate Agents are pleased to present this well-appointed two-bedroom second-floor flat, ideally located in the heart of the popular village of Tiptree, within easy walking distance of local shops, schools, and everyday amenities; the accommodation comprises an entrance hall, a spacious open-plan lounge/dining room with bay window, a modern fitted kitchen/breakfast room, two well-proportioned bedrooms, and a contemporary family bathroom; externally, the property benefits from a carport and additional visitor parking; this property represents an ideal first-time purchase and early viewing is highly recommended.



ENTRANCE HALL

Entrance to the property is made via communal entrance hall with entry phone system stairs raising to first floor landing, door to, entrance hall, access to loft space, radiator, storage cupboard housing electric boiler, door to:

LOUNGE/DINER

15' x 11' 10" (4.57m x 3.61m) Being well lit by box bay window with far reaching views, two radiators,

KITCHEN/BREAKFAST ROOM

14' x 10' (4.27m x 3.05m) Max Measurement Irregular Shape. Comprehensively fitted with a range of units, comprising of single drainer sink unit inset to worksurface with drawers and cupboards beneath, matching range of eye level wall mounted units. Electric oven and hob inset to remain, plumbing for dishwasher and washing machine, splash tiling, tiled floor window to rear aspect.

BEDROOM ONE

13' 7" x 8' 10" (4.14m x 2.69m) Two windows to front aspect, radiator.

BEDROOM TWO

13' 7" x 8' (4.14m x 2.44m) Window to rear aspect, radiator.



BATHROOM

9' 4" x 6' 3" (2.84m x 1.91m) White suite comprising of low flush WC, pedestal wash hand basin, panel bath, splash tiling, radiator, extractor fan.

OUTSIDE

The vendor has advised us the property benefits from a carport





Total area: approx. 64.6 sq. metres (695.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 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