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DAVID MARTIN
GROUP

Church Road
Tiptree, CO5 0TG

£300,000
EPC Rating 'F'

- Three Bedroom Semi Detached House
- Chain Free
- Good Size Garden To Rear
- Central Village Location





Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom semi-detached house, centrally situated in the popular village of Tiptree within walking distance of its range of shops, schools and local amenities. The property offers an entrance hall, lounge with feature fireplace and a door leading to the conservatory which provides access to the rear garden, a kitchen and a ground floor wet room. On the first floor there are three bedrooms and a cloakroom. Externally the property benefits from a gated driveway providing off-road parking and a good-sized established enclosed rear garden. Viewing is highly recommended to appreciate the potential the property offers. The property is being offered chain free.





ENTRANCE HALL

Entrance to the property is made via a part glazed door to front aspect to entrance hall, stairs rising to first floor landing, door to:

LOUNGE

16' x 12' (4.27m x 3.05m) Being well lit by window to front aspect and half glazed door to conservatory, the room features a redbrick open fireplace, electric storage heater.

KITCHEN

11' x 8'10 Max Measurement Window to front aspect, half drainer sink unit inset to worksurface with drawers and cupboards beneath, tiled walls, plumbing for washing machine, space for freestanding cooker, eye level wall mounted units, laminate flooring, storage cupboard under stairs, half glazed door to rear aspect, door to:

SHOWER ROOM

7'7 x 5'4 Wet room comprising of low flush WC, pedestal wash hand basin, shower, fully tiled.

CONSERVATORY

9'9 x 8' Windows to rear and side aspect, laminate flooring, sliding patio doors to garden.



LANDING

Door to, window to rear aspect, electric storage heater:

BEDROOM ONE

13' x 8'10 Window to front aspect, electric storage heater, fitted wardrobes.

BEDROOM TWO

12' x 8' 3" (3.66m x 2.51m) Window to front aspect, electric storage heater

BEDROOM THREE

8' 10" x 7' 4" (2.69m x 2.24m) Window to rear aspect, electric storage heater.



CLOAKROOM

Wall mounted wash hand basin, low flush WC.

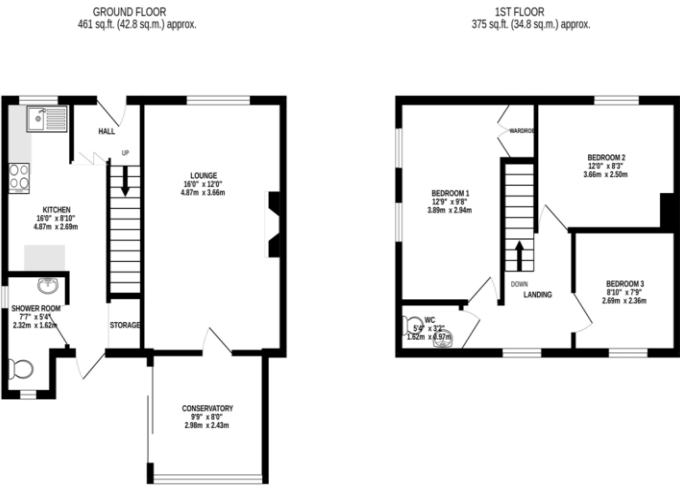




OUTSIDE
To the front of the property there is a gated driveway providing off road parking, the front garden is laid to lawn with flower beds and shrubs, enclosed by brick wall and hedge borders, side access to rear garden.

REAR GARDEN
Being well established the garden is mainly laid to lawn with flowerbeds and shrubs, wooden storage sheds and green house, patio area to the rear of the property.

AGENTS NOTE
Viewing is advised to appreciate the setting and potential the property offers. The property is being offered chain free.



TOTAL FLOOR AREA: 836 sq.ft. (77.7 sq.m.) approx.
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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



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