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DAVID MARTIN
GROUP

Queensway
Tiptree, CO5 0LP

Guide Price £325,000 - £350,000
EPC Rating 'D'

- Three Bedroom Semi-Deatched House
- NO ONWARD CHAIN
- Good Sized Rear Garden
- Cul-de-Sac Location





Property Description

David Martin Estate Agents are delighted to offer for sale this three-bedroom semi-detached house, situated in a quiet cul-de-sac in the popular village of Tiptree, which offers an excellent range of shops, schools and local amenities. The property comprises a welcoming entrance hall, spacious lounge and a kitchen/diner with views and access to the rear garden. On the first floor are three bedrooms and a family bathroom. Externally, the property benefits from off-road parking for several vehicles and a good-sized rear garden. The property is in need of some updating and offers an excellent opportunity for the new owner to put their own stamp on it. The property is being sold with no onward chain.





ENTRANCE HALL

Enter the property via entrance door to front aspect, window to front, radiator, laminate flooring, stairs rising to first floor landing, door to:

LOUNGE

15' 04" x 12' 11" (4.67m x 3.94m) Window to front, fireplace, radiator, laminate flooring, door to:

KITCHEN/DINER

16' 02" x 9' 01" (4.93m x 2.77m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, space beneath for appliances, tiled splash back, tiled floor, under stairs storage cupboard, radiator, windows to rear and door to side.

LANDING

Window to side, radiator, loft access.

BEDROOM ONE

13' 03" x 9' 09" (4.04m x 2.97m) Window to rear, radiator.

BEDROOM TWO

11' 02" x 9' 10" (3.4m x 3m) Window to front, radiator.

BEDROOM THREE

8' 02" x 6' 00" (2.49m x 1.83m) Window to front, vertical radiator, laminate flooring.





OUTSIDE
 Driveway to the front of the property providing off road parking for several vehicles, gated side access to rear garden.

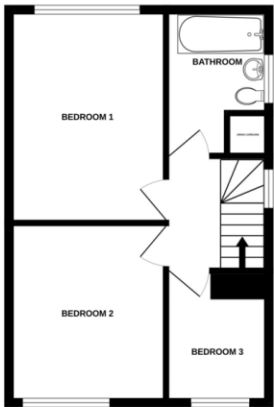
REAR GARDEN
 Enclosed rear garden, mainly laid to lawn with shrub and tree borders, outside tap.

BATHROOM
 Window to side, panel enclosed bath with shower over, low level W.C, hand wash basin, heated towel rail, fully tiled walls, airing cupboard.



GROUND FLOOR
 391 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR
 389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error. Measurements are for guidance only. The plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 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