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DAVID MARTIN  
GROUP

**Glebe Road**  
Tiptree, CO5 0TD

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

- Three Bedroom Semi-Detached House
- Central Village Location
- Potential to Extend/Improve STTP
- Garage & Parking





## Property Description

David Martin Estate Agents are pleased to present for sale this three-bedroom semi-detached home, ideally located in the heart of the highly sought-after village of Tiptree, overlooking the village duck pond and within easy walking distance of local shops, schools and amenities; the property offers excellent potential for modernisation and scope for a side extension (subject to planning permission); the accommodation comprises an entrance porch leading into a welcoming hallway, a spacious lounge with double doors opening into a kitchen/diner with windows and a door to the rear garden; to the first floor there are three bedrooms and a family shower room; externally the property benefits from a well-maintained rear garden, double gates provide rear access to a detached garage. Early viewing is highly recommended-call now to avoid missing out.



#### PORCH

Enter the property via a part glazed entrance door to front aspect, window to side, glazed door to:

#### ENTRANCE HALL

Radiator, stairs rising to first floor landing, door to:

#### LOUNGE

15' 08" x 13' 07" (4.78m x 4.14m) Window to front, fireplace with inset electric fire, double doors to:

#### DINING ROOM

9' 01" x 9' 00" (2.77m x 2.74m) Window and door to rear garden, radiator, open to:



#### KITCHEN

9' 10" x 7' 04" (3m x 2.24m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, freestanding cooker with extractor over, space and plumbing for washing machine and fridge, under stairs cupboard housing floor standing oil fired boiler, window to rear and door to side.

#### LANDING

Window to side, loft access, radiator.

#### BEDROOM ONE

12' 10" x 10' 00" (3.91m x 3.05m) Window to rear, built in wardrobes to one wall.



#### BEDROOM TWO

11' 11" x 9' 05" (3.63m x 2.87m) Window to front.

#### BEDROOM THREE

8' 10" x 7' 00" (2.69m x 2.13m) Window to front.

#### SHOWER ROOM

Window to rear, shower cubical, low level W.C, hand wash basin, fully tiled walls, airing cupboard housing hot water tank.





**OUTSIDE**

Front garden laid to lawn with side access to rear garden.

**GARAGE & PARKING**

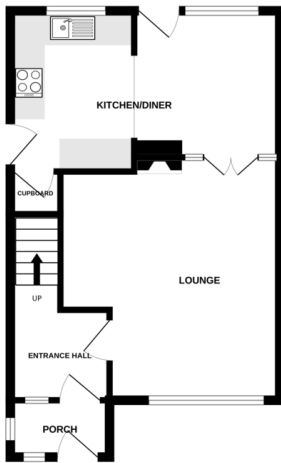
Double timber gates to the rear of the garden leading to a driveway and a single detached garage with power and light connected.

**REAR GARDEN**

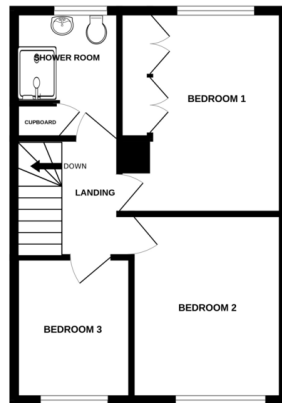
Enclosed, well maintained and sunny rear garden with patio area to the rear of the property, rest mainly laid to lawn with flower and shrub borders, outside tap, timber shed, oil tank.



GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The services, fixtures and appliances shown here are not 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		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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