



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Strawberry Lane**  
Tiptree, CO5 0RX

**£345,000**  
EPC Rating 'D'

- Three Bedroom Semi-detached House
- Garage & Driveway
- Desirable Location
- CHAIN FREE





## Property Description

David Martin Estate Agents are delighted to offer for sale this charming three-bedroom semi-detached house situated on a desirable road between Tiptree and Tollshunt Knights. The property comprises a welcoming entrance hall, a spacious lounge/diner with access to and views of the rear garden, a kitchen, and a ground floor cloakroom. On the first floor there are three bedrooms and a family bathroom. Externally, the property benefits from a front garden, a driveway providing off-road parking, a detached garage, and a rear garden backing onto fields. This home offers great potential to personalise and make it your own and is being sold chain free.



#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator, under stairs storage cupboard, stairs rising to first floor landing.

#### KITCHEN

10' 08" x 10' 00" (3.25m x 3.05m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, space and plumbing for cooker, fridge, freezer and washing machine, laminate flooring, breakfast bar, built in cupboard housing floor standing oil fired boiler, window to front.

#### LOUNGE/DINER

18' 01" x 15' 09" Maximum measurement (5.51m x 4.8m) Window and door to rear, radiator, brick built fireplace.

#### CLOAKROOM

Window to side, low level W.C, corner wash hand basin, radiator.

#### LANDING

Window to side, loft access, airing cupboard.

#### BEDROOM ONE

11' 0" x 10' 05" (3.35m x 3.18m) Window to rear, radiator, built in wardrobe.

#### BEDROOM TWO

10' 10" x 10' 04" (3.3m x 3.15m) Window to front, radiator, built in wardrobe.

#### BEDROOM THREE

11' 00" x 7' 04" (3.35m x 2.24m) Window to rear, radiator.

#### FAMILY BATHROOM

7' 09" x 7' 04" (2.36m x 2.24m) Window to side, panel enclosed bath with shower attachment, low level W.C, hand wash basin, radiator, part tiled walls.





**OUTSIDE**

**FRONT**

Front garden laid to lawn with hedge borders, side access to rear garden, driveway providing off road parking leading to:

**GARAGE**

Single detached garage with up and over door.

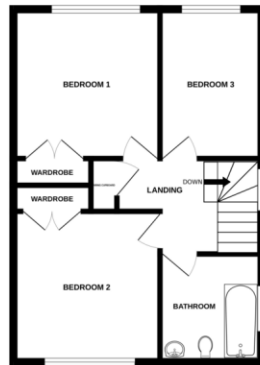
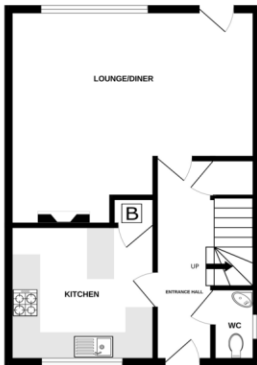
**REAR GARDEN**

Patio area to the rear of the property, rest mainly laid to lawn with flower and shrub borders, fields to the rear, oil tank to the rear of the garage.



GROUND FLOOR  
453 sq ft. (43.0 sq.m.) approx.

1ST FLOOR  
456 sq ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq ft. (86.2 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan and related measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The seller, its agents and related parties do not warrant or guarantee the accuracy of the floorplan or any other information provided.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



David Martin  
35a Church Road  
Tiptree  
Colchester  
Essex

www.dmgtiptree.co.uk  
%office\_emailAddress%  
01621 815815

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