



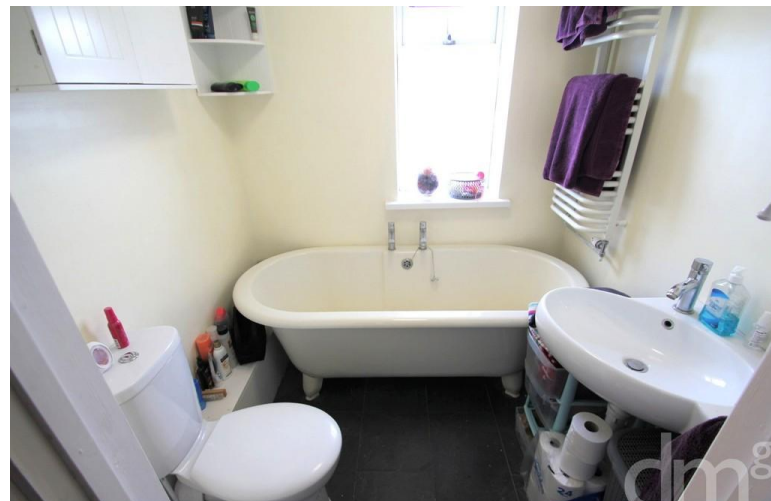
dm^g
DAVID MARTIN
GROUP

Thyme Road
Tiptree, CO5 0TE

£175,000
EPC Rating 'C'

- Two Bedroom First Floor Flat
- Ideal First Purchase
- Enclosed Garden To Rear
- Viewing Advised





Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom first floor apartment centrally situated in the popular village of Tiptree with its excellent range of schools, shops and local amenities. The property offers an entrance hall, lounge, kitchen, two bedrooms, a bathroom and an enclosed garden to rear. Ideal first time purchase or investment opportunity, viewing advised.



ENTRANCE HALL

Entrance to the property is made via communal entrance hall with stairs rising to first floor landing, solid door to entrance hall, storage cupboard housing gas fired boiler, door to:

LOUNGE

13' x 10' 5" (3.96m x 3.18m) Window to front aspect, radiator, storage cupboard, TV aerial and telephone point.

KITCHEN

9' 9" x 8' 10" (2.97m x 2.69m) Being comprehensively fitted with a range of units with single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards beneath, matching range of eye level wall mounted units, window to rear aspect, splash tiling, plumbing for washing machine.

BEDROOM ONE

10' 5" x 10' 5" (3.18m x 3.18m) Window to front aspect, radiator.

BEDROOM TWO

7' 3" x 5' 6" (2.21m x 1.68m) Window to rear aspect, radiator

BATHROOM

White suite comprising of low flush wc, pedestal wash hand basin, free standing bath, heated towel rail, splash tiling, window to rear aspect.



OUTSIDE

The property has communal parking spaces and bin storage.

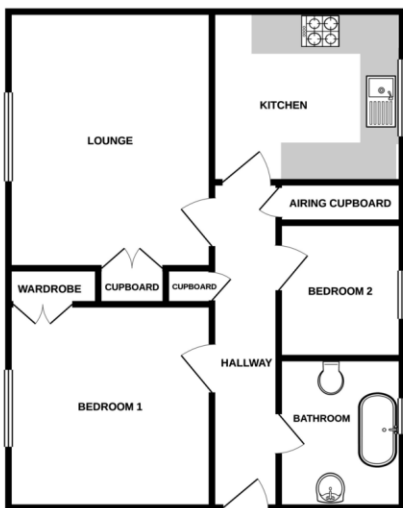
REAR GARDEN

Rear garden being enclosed by panel fencing laid to lawn measuring approximately 42ft. x 18ft .

AGENTS NOTE

Viewing is advised to appreciate the space that the property offers. The vendor has advised us that the service charge for the property is £32 per month and the ground rent is £10 per year, with approximately 100 years remaining on the lease.

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of areas, volumes, floors 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 for any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operation or efficiency can be given. Sales and Marketing (12/22)

David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgtiptree.co.uk
%office_emailAddress%
01621 815815

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