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DAVID MARTIN
GROUP

Station Road
Tiptree, CO5 0BB

Guide Price £300,000 - £325,000
EPC Rating 'D'

- Three Bedroom Detached Bungalow
- Kitchen/Diner
- NO ONWARD CHAIN
- Garage and Off Road Parking



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Property Description

David Martin Estate Agents are delighted to offer for sale this three-bedroom detached bungalow situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property consists of an entrance porch, lounge, kitchen/dining room, three double bedrooms and a recently fitted wet room. Externally the property benefits from a garage, off road parking and a good-sized garden to the rear with a workshop. The property is being sold CHAIN free and we highly recommend a viewing to appreciate all the property has to offer.





ENTRANCE PORCH

Enter the property via a part glazed entrance door to front aspect, laminate flooring, spotlight.

LOUNGE

13' 00" x 12' 00" (3.96m x 3.66m) Windows to front and side, brick built fireplace with gas coal effect fire, radiator, double doors to:

KITCHEN/DINER

18' 10" x 9' 10" Maximum measurement (5.74m x 3m) Comprehensively fitted with a range of wall and base units incorporating a single sink with drainer and mixer tap, tiled splash back, space and plumbing for washing machine, slimline dishwasher and American style fridge/freezer, four ring electric hob, eye level oven, tiled floor, radiator, cupboard housing gas fired boiler, loft access, window to side.

INNER HALLWAY

BEDROOM ONE

11' 06" x 9' 10" (3.51m x 3m) Window to side, fitted mirrored wardrobes along one wall, radiator.

BEDROOM TWO

10' 11" x 10' 10" (3.33m x 3.3m) Window to front and side, radiator, hand wash basin inset to vanity unit.



BEDROOM THREE/DINING ROOM

11' 06" x 8' 10" (3.51m x 2.69m) Window to rear, door to side, laminate flooring, radiator.

WET ROOM

10' 10" x 5' 04" (3.3m x 1.63m) Newly fitted wet room with shower, low level W.C, hand wash basin, heated towel rail, extractor fan, windows to side and rear.





FRONT

To the front of the property there is a raised wall with flower and shrub borders, side access to rear garden, driveway to side of property providing of road parking leading to:

GARAGE

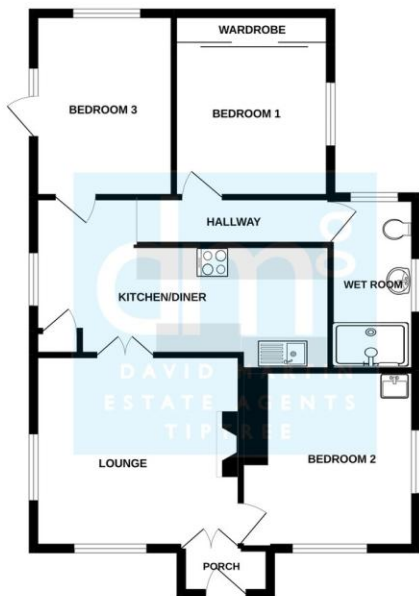
Detached single garage with double doors, power and light connected.

REAR GARDEN

Sloping ramp leading down into a good sized garden mainly laid to lawn with shrub borders, two patio seating areas, outside tap, workshop with power and light.



743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq ft. (69.0 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems or appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with HomePad 4.2.12

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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