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DAVID MARTIN
ESTATE AGENTS
TIPTREE

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GROUP

Gorse Lane
Tiptree, CO5 0AH

GUIDE PRICE £450,000 - £475,000
EPC Rating 'D'

- Three Bedroom Detached Bungalow
- CHAIN FREE
- Garage and Off-Road Parking
- Spacious and Versatile



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Property Description

David Martin Estate Agents are delighted to offer for sale this spacious and versatile detached three-bedroom bungalow situated on a quiet lane within the village of Tiptree with its excellent range of shops and local amenities. The property offers a modern kitchen, dining room with double doors to the rear garden, utility room, cloakroom, three double bedrooms, shower room and a spacious 25ft. lounge/diner overlooking the rear garden. Externally the property benefits from a good-sized rear garden, driveway providing off road parking and an integral garage. The property is being sold CHAIN FREE. Call now to arrange a viewing.





PORCH

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

ENTRANCE HALL

Storage cupboard, airing cupboard, loft access.

KITCHEN

11' 04" x 9' 01" (3.45m x 2.77m) Window to front, comprehensively fitted with a range of units incorporating a one and a half sink with drainer and mixer tap, integrated fridge, two eye level ovens, four ring induction hob with extractor over, breakfast bar, spotlights, radiator, tiled floor.



DINING ROOM

15' 08" x 8' 10" (4.78m x 2.69m) Double doors to rear, Velux windows, spotlights, radiator.

UTILITY ROOM

11' 04" x 8' 10" (3.45m x 2.69m) Door to side, fitted units incorporating a sink and space for washing machine, dryer, fridge/freezer and dishwasher, tiled floor, Velux windows, radiator, spotlights, door to garage.

CLOAKROOM

low level W.C, corner wash hand basin, tiled floor, radiator, spotlights.



LOUNGE/DINING

25' 02" x 11' 11" (7.67m x 3.63m) Two windows to rear, two radiators, feature fireplace.

BEDROOM ONE

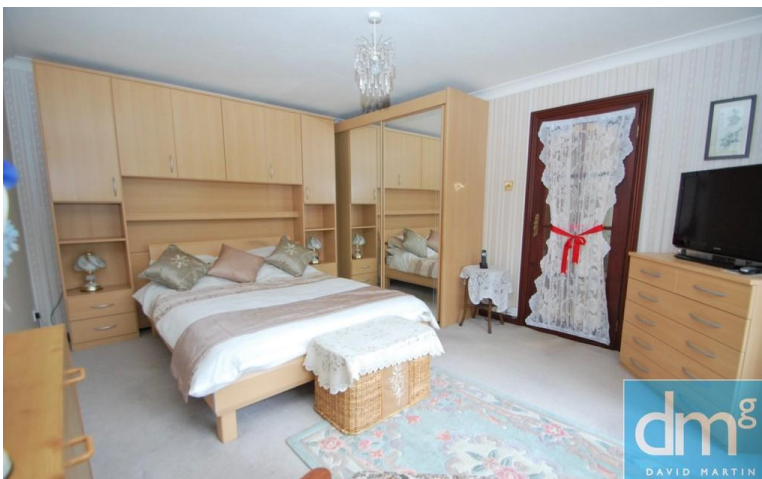
14' 09" x 11' 07" (4.5m x 3.53m) Window to front, radiator, fitted wardrobes.

BEDROOM TWO

12' 10" x 11' 06" (3.91m x 3.51m) Window to side, radiator, fitted wardrobes.

BEDROOM THREE

9' 09" x 9' 06" (2.97m x 2.9m) Window to side, radiator.



SHOWER ROOM

Corner shower cubical, wash hand basin, low level W.C, wash hand basin, fitted storage, heated towel rail, fully tiled, Velux window.



OUTSIDE

REAR GARDEN

Good sized tiered landscaped garden with patio areas and shrub and tree borders.

FRONT

Gated block paved driveway providing off road parking, side access to rear garden, shrub borders.

GARAGE

14' 04" x 9' 08" (4.37m x 2.95m) Up and over door, power and light connected, floor standing oil-fired boiler, integral door to utility room.

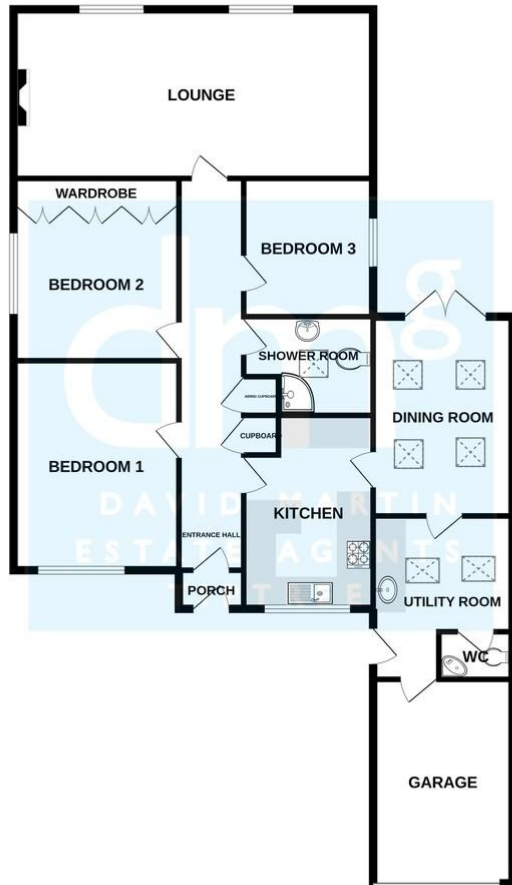




The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been 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		77 C
55-68	D	56 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 and 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