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DAVID MARTIN
GROUP

Rosemary Crescent
Tiptree, CO5 0TA

Guide Price £375,000 - £400,000
EPC Rating 'D'

- Three Bedroom Detached Bungalow
- CENTRAL VILLAGE LOCATION
- Garage & Driveway
- CHAIN FREE





Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom detached bungalow conveniently situated in the centre of the village of Tiptree within walking distance to local shops and amenities. The property consists of a welcoming entrance hall, spacious lounge/diner, kitchen, three good sized bedrooms and a bathroom. Externally the property benefits from a driveway providing off road parking for several vehicles, a garage and a good sized un-overlooked rear garden. The property is being sold CHAIN FREE and we highly recommend a viewing to really appreciate all it has to offer.



ENTRANCE HALL

Enter the property via a part glazed entrance door to side aspect, radiator, airing cupboard, loft access, double doors to:

LOUNGE/DINER

22' 00" x 13' 09" maximum measurement (6.71m x 4.19m) Two Box Bay windows to front, radiator, feature fireplace.

KITCHEN

10' 05" x 9' 03" (3.18m x 2.82m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, tiled splash back, oven, four ring electric hob with extractor over, integrated fridge/freezer and washing machine, floor standing oil fired boiler, window and door to side.

BEDROOM ONE

12' 10" x 10' 10" (3.91m x 3.3m) Window to rear, radiator.

BEDROOM TWO

10' 10" x 8' 10" (3.3m x 2.69m) Window to rear, radiator.

BEDROOM THREE

9' 08" x 9' 01" (2.95m x 2.77m) Window to side, radiator.



BATHROOM

Window to side, shower cubical, panel enclosed bath, wash hand basin, low lever W.C, radiator, fully tiled walls.





OUTSIDE

FRONT

Block paved driveway providing off road parking for several vehicles, side access to rear garden.

GARAGE

18' 00" x 9' 00" (5.49m x 2.74m) Single garage with up and over door, power and light connected, window to rear and door to rear garden.

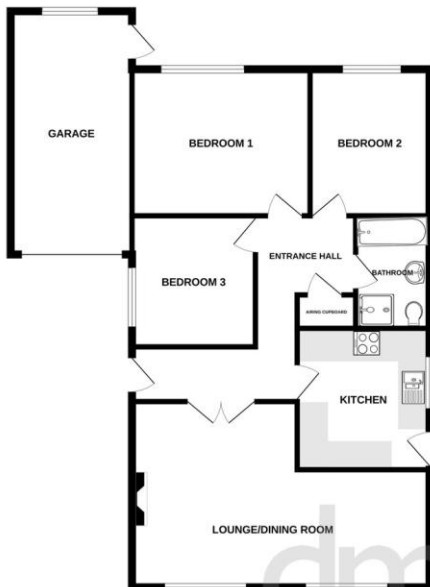
REAR GARDEN

Patio seating area to rear of garden, rest mainly laid to lawn with shrub borders, shed (to remain), outside tap and lights.

AGENT NOTES

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.

1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of floor, wall, book, stairs and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The correct, agreed and applicable laws have not been tested and no guarantee as to their operability or efficiency can be given. Mark will telephone 01223

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 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 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