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DAVID MARTIN
GROUP

Bedford Close
Tiptree, CO5 0DB

£295,000
EPC Rating 'C'

- Two Bedroom Terraced House
- Two Double Bedrooms
- Garage
- NO ONWARD CHAIN





Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom terraced house centrally situated in the popular village of Tiptree within walking distance of shops, schools and local amenities. The property consists of an entrance porch, spacious lounge, kitchen/diner, two double bedrooms and a shower room. Externally the property benefits from an enclosed rear garden and a garage in a block. The property is being sold CHAIN FREE and we highly recommend a viewing to really appreciate all the property has to offer.



ENTRANCE PORCH

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

LOUNGE

15' 07" x 13' 11" (4.75m x 4.24m) Window to front, fireplace with open fire, laminate flooring, radiator, stairs rising to first floor.

KITCHEN/DINER

13' 11" x 10' 05" (4.24m x 3.18m) Fitted with a range of wall and base units incorporating a stainless steel sink with drainer and mixer tap, tiled splash back, radiator, cupboard housing gas fired boiler, space for washing machine, dishwasher, fridge/freezer and free standing cooker. Window and door to rear garden.

LANDING

Airing cupboard, loft access.

BEDROOM ONE

13' 00" x 10' 08" (3.96m x 3.25m) Window to front, radiator, built in wardrobe.

BEDROOM TWO

13' 01" x 8' 08" (3.99m x 2.64m) Window to rear, radiator, laminate flooring.



SHOWER ROOM

Window to rear, shower cubical, low level W.C, hand wash basin inset to vanity unit, fully tiled walls.

OUTSIDE

FRONT

Shingled front garden with shrub borders.

REAR GARDEN

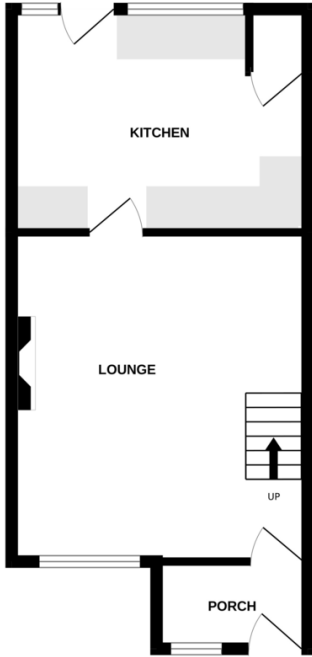
Patio to rear of property, rest laid to lawn, outside tap, gated access to rear of garden.

GARAGE

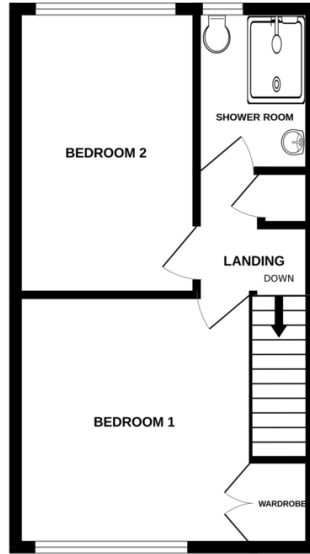
Single garage in a block.



GROUND FLOOR



1ST 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		87 B
69-80	C	73 C	
55-68	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