



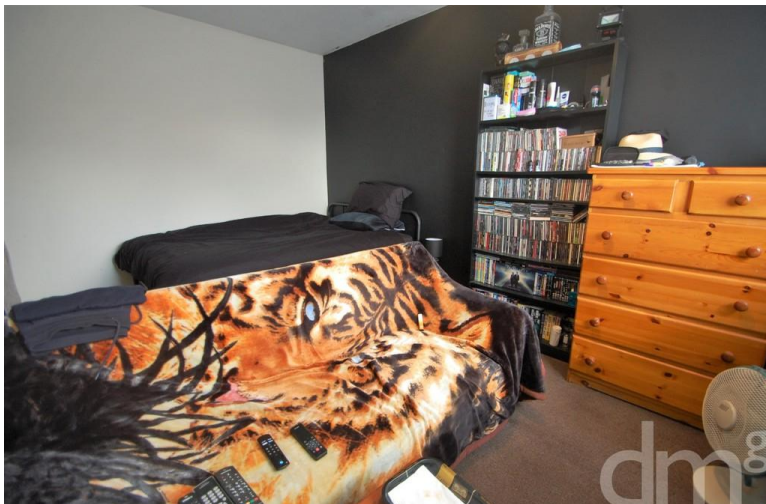
**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Chestnut Way**  
Tiptree, CO5 0NX

**£270,000**  
EPC Rating 'C'

- Three Bedroom Semi Detached House
- Good Sized Rear Garden
- Central Village Location
- NO ONWARD CHAIN





## Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom semi-detached house centrally situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property consists of an entrance porch, entrance hall, spacious lounge, dining room with double doors to the rear garden and a kitchen. Upstairs there are three bedrooms and a family bathroom. Externally the property benefits from a good sized enclosed rear garden. The Property is being sold with NO ONWARD CHAIN, call now to arrange a viewing.



#### PORCH

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

#### ENTRANCE HALL

Stairs rising to first floor landing.

#### LOUNGE

11' 05" x 10' 11" (3.48m x 3.33m) Window to front, radiator.

#### DINING ROOM

12' 07" x 7' 11" (3.84m x 2.41m) Double doors to rear garden, radiator.



#### KITCHEN

9' 11" x 9' 05" (3.02m x 2.87m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, electric oven, four ring gas hob, space for washing machine and fridge/freezer, wall mounted gas fired boiler, spotlights, window to rear.

#### LANDING

Window to side, airing cupboard, loft access.

#### BEDROOM ONE

13' 08" x 8' 09" (4.17m x 2.67m) Window to rear, radiator.



#### BEDROOM TWO

9' 06" x 8' 10" (2.9m x 2.69m) Window to front, radiator.

#### BEDROOM THREE

8' 06" x 6' 06" (2.59m x 1.98m) Window to front, radiator, built in over stairs storage cupboard.

#### BATHROOM

Two windows to rear, panel enclosed bath with shower over, wash hand basin, low level W.C, radiator.

OUTSIDE

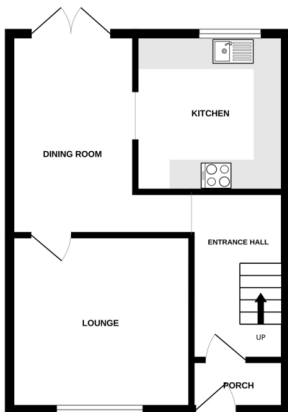
FRONT GARDEN

Mainly laid to lawn with shrub borders, gated side access to rear garden.

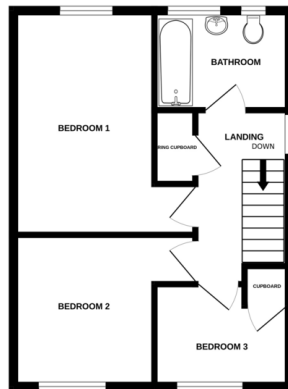
REAR GARDEN

Enclosed rear garden, mainly laid to lawn with patio to rear of property, outside tap and lights, gate to rear of garden.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 not 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. Made with Metrepx C5023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C	73	
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 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