



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

**Morley Road**  
Tiptree, CO5 0AA

**£410,000**  
EPC Rating 'TBC'

- Detached Three Bedroom Bungalow
- Enclosed Garden To Rear
- Garage, Workshop & Parking
- Chain Free Central Location







## Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom detached bungalow centrally situated within walking distance of the popular village of Tiptree with to its excellent range of shops, schools and local amenities. The property offers an entrance hall, lounge, kitchen/breakfast room, inner hallway, three bedrooms and a shower room. Externally the property benefits from a garage, a driveway providing off road parking, workshop with WC and gardens to front and rear with storage sheds and greenhouse. The property is being sold CHAIN FREE and viewing is advised to appreciate the setting and space the property offers.





#### ENTRANCE HALL

Entrance to the property is made via part glazed entrance door to front aspect to entrance hall, storage cupboard, access to loft space, radiator, telephone point, door to:

#### LOUNGE

18' x 10' 5" (5.49m x 3.18m) increasing to 13' A bright living room with windows to front and side aspect and half glazed door to side, two radiators, TV aerial point, feature fireplace, door to inner hallway.

#### KITCHEN/BREAKFAST ROOM

16' x 8' 10" (4.88m x 2.69m) reducing to 6'2" Being comprehensively fitted with a range of units comprising single drainer sink unit inset to worksurface with drawers and cupboards under, adjacent worksurface with drawers and cupboards. Matching range of eye level wall mounted units, splashing tiling, storage cupboard with shelving, splash tiling, integrated fridge and freezer, new washing machine, tumble dryer and dishwasher, radiator, tiled floor, space for breakfast table. The room is lit by windows to front and side and half glazed door to side.



#### INNER HALL

Access to loft space housing gas fired boiler, radiator, door to:



#### BEDROOM ONE

13' x 11' (3.96m x 3.35m) Window to rear aspect, radiator.

#### BEDROOM TWO

11' x 9' 5" (3.35m x 2.87m) Window to rear aspect, radiator.

#### BEDROOM THREE

9' x 8' (2.74m x 2.44m) Window to side aspect, radiator.



#### SHOWER ROOM

8' 10" x 6' 4" (2.69m x 1.93m) White suite comprising low flush WC, wash hand basin inset to vanity unit, shower cubical, fully tiled walls, extractor fan, window to side aspect, airing cupboard housing hot water cylinder, radiator.



#### OUTSIDE

To the front of the property there is a driveway providing parking leading to a garage with electric roller door and power and light connected. Front garden laid to lawn with flower beds and shrubs with pedestrian access to rear garden.

#### WORKSHOP

14' x 7' 10" (4.27m x 2.39m) With power and light connected, half glazed door to front aspect and half glazed door to Cloakroom with low flush WC wall mounted wash hand basin and part glazed door to side and window to rear.



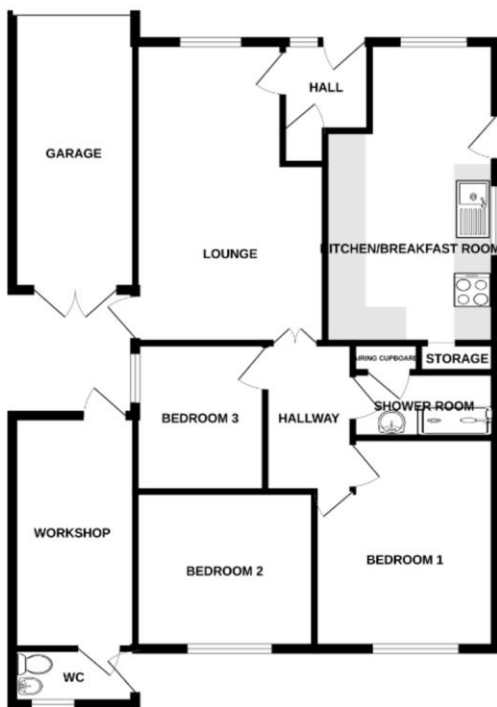
#### REAR GARDEN

Being well enclosed by panel fencing the garden is laid to lawn with flower beds and shrubs, wooden storage sheds and greenhouse which we understand from the vendor are to remain. Enclosed court yard to the side of the property between the garage and workshop.

#### AGENTS NOTE

Viewing is advised to appreciate the setting and space the property offer. The vendor has advised us the property has a solar heating system for the hot water. The property is being offered chain free.

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.



David Martin  
35a Church Road  
Tiptree  
Colchester  
Essex

www.dmgptiptree.co.uk  
%office\_emailAddress%  
01621 815815

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