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DAVID MARTIN
GROUP

Tew Close
Tiptree, CO5 0RW

Guide Price £400,000 - £425,000
EPC Rating 'C'

- Three Bedroom Detached House
- Garage & Gated Off Road Parking
- En suite & Family Bathroom
- CHAIN FREE





Property Description

David Martin Estate Agents are delighted to offer for sale this well presented three bedroom detached house centrally situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property consists of a welcoming entrance hall, good sized lounge opening to a dining room with patio doors to rear garden, comprehensively fitted kitchen and cloakroom. On the first floor there are three bedrooms and a family bathroom. Externally the property benefits from a gated driveway providing off road parking for several vehicles, a detached garage and an secluded south westerly facing garden to rear. 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 front aspect, laminate wood effect flooring, radiator, window to side, stairs rising to first floor landing.

KITCHEN

10' 04" x 8' 11" (3.15m x 2.72m) 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, four ring gas hob with extractor over, double oven, space for washing machine and fridge/freezer, concealed gas fired boiler, tiled floor, large built in cupboard, window to rear and door to side.



LOUNGE

13' 07" x 10' 10" (4.14m x 3.3m) Bay window to front, radiator, open to:

DINING ROOM

9' 05" x 8' 03" (2.87m x 2.51m) Patio doors to rear garden, radiator.

CLOAKROOM

Window to side, wash hand basin, radiator, low level W.C.

LANDING

Window to side, airing cupboard, loft access.



BEDROOM ONE

10' 08" x 10' 01" (3.25m x 3.07m) Window to front, radiator, fitted wardrobes.

ENSUITE

Shower cubical, low level W.C, hand wash basin, extractor fan, radiator, window to side.

BEDROOM TWO

10' 08" x 8' 05" (3.25m x 2.57m) Window to rear, radiator, built in wardrobes.

BEDROOM THREE

7' 07" x 7' 02" (2.31m x 2.18m) Window to rear, radiator.



FAMILY BATHROOM

Panel enclosed bath with shower attachment, low level W.C, hand wash basin, extractor fan, radiator, part tiled, windows to side and front.



OUTSIDE

FRONT

Lawned front garden with shrub borders and retained by hedge, driveway leading to gates with further parking to side of property leading to the garage, side access to rear garden.

GARAGE

Detached single garage with up and over door and power and light connected.

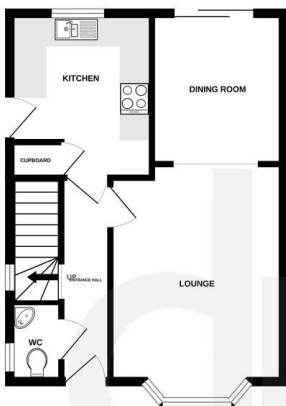
REAR GARDEN

Secluded sunny garden with patio area, rest mainly laid to lawn with tree and shrub borders, outside tap.

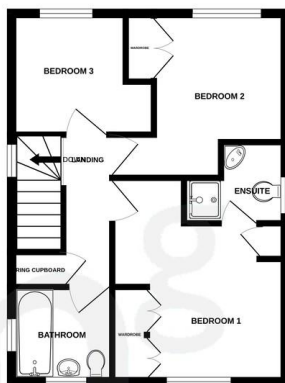
AGENT NOTE

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
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, 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. Made with Metropac 02/02

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 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