



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

**Strawberry Lane**  
Tiptree, CO5 0RX

**£350,000**  
EPC Rating 'D'

- Four Bedroom Semi-Detached House
- Lounge and Separate Dining Room
- Non Estate Location
- Chain Free





## Property Description

David Martin Estate Agents are delighted to offer for sale this four bedroom semi-detached house situated in a non estate location on the outskirts of Tiptree with its excellent range of shops, schools and local amenities. The property offers versatile family accommodation comprising of an entrance hall, lounge, dining room, kitchen/breakfast room, landing, four bedrooms and a family bathroom. Externally the property benefits from a garage, off road parking and a good sized enclosed garden to rear. The property is being offered chain free and viewing is advised to appreciate the setting and potential that the property offers.



#### ENTRANCE HALL

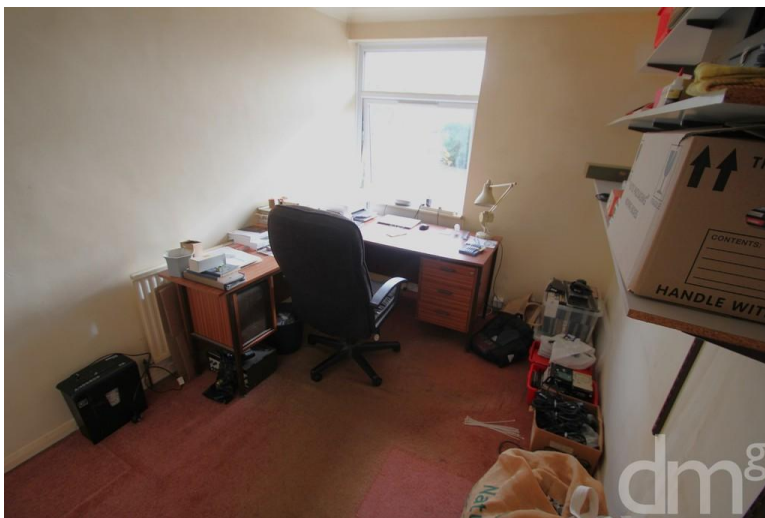
Entrance to the property is made via a part glazed entrance to side aspect, to entrance hall, door to:

#### CLOAKROOM

White suite comprising of low flush WC, wall mounted wash hand basin, window to front aspect.

#### LOUNGE

14' 4" x 12' 4" (4.37m x 3.76m) Window to front aspect, radiator, TV aerial point, stairs rising to first floor landing, the room features a open fireplace, open plan to:



#### DINING ROOM

13' x 9' 2" (3.96m x 2.79m) Double radiator, sliding patio door to rear aspect.

#### KITCHEN

13' 0" x 9' 2" (3.96m x 2.79m) Being fitted with a range of units comprising of sink unit inset worksurface with mixer taps, with cupboards under, adjoining worksurface with appliance storage and drawers and cupboards beneath, matching range of eye level wall mounted units, electric oven and hob inset to remain, storage cupboard, tiled floor, window and glazed door to rear. Oil fired boiler (Untested).



#### LANDING

Door to:

#### BEDROOM ONE

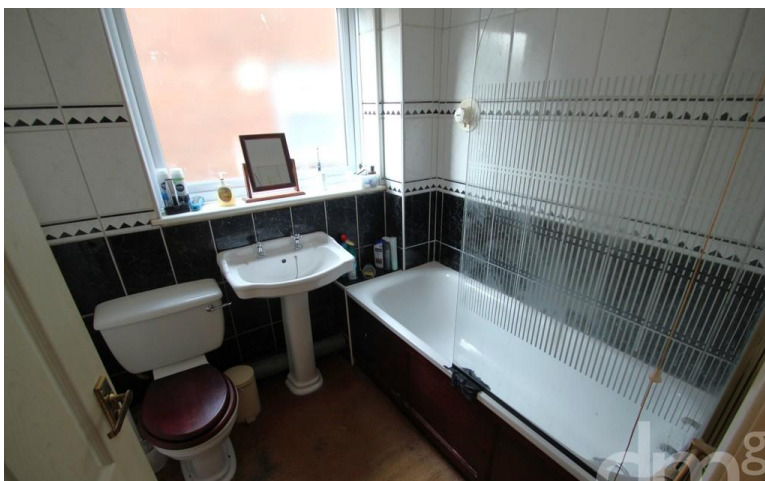
12' 4" x 11' (3.76m x 3.35m) Window to front aspect, radiator.

#### BEDROOM TWO

11' x 9' 9" (3.35m x 2.97m) Window to rear aspect, radiator, airing cupboard.

#### BEDROOM THREE

11' 5" x 8' (3.48m x 2.44m) Window to front aspect, radiator.



#### BEDROOM FOUR

9' 4" x 9' 2" (2.84m x 2.79m) Window to rear aspect, radiator, storage cupboard.

#### FAMILY BATHROOM

White suite comprising of low flush WC, pedestal wash hand basin, panel bath, splash tiling radiator, window to side aspect.



### OUTSIDE

To the front of the property there is a driveway providing off road parking leading to an integral garage with up and over door and power and light connected, front garden, pedestrian access to rear garden.

### REAR GARDEN

Being well enclosed by panel fencing and hedge borders the garden is laid to lawn with flower beds and shrubs, large wooden storage shed, paved patio to rear of the property, outside tap and light, established trees, open aspect to rear aspect.



### 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

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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. Made with Metragen (2022)

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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