



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

**Walnut Tree Way**  
Tiptree, Colchester, CO5 0NG

**£280,000**  
EPC Rating 'C'

- Two Bedroom Semi-Detached House
- Ideal First Time Purchase
- Off Road Parking
- Village Location





## Property Description

David Martin Estate Agents are pleased to offer for sale this well presented two semi-detached house 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, modern kitchen, lounge/diner with double doors to the rear garden, two bedrooms and a family bathroom. Externally the property benefits from a driveway providing off road parking and an enclosed rear garden with a brick built storage shed. Viewing is highly recommended to appreciate all the property has to offer.

### ENTRANCE HALL

Enter the property via a half glazed door to entrance hall, telephone point, stairs rising to first floor landing with storage cupboard beneath, radiator, door to:

### LOUNGE/DINER

19' 05" x 11' 00" Maximum measurements. (5.92m x 3.35m) Being well lit by window to front aspect and fully glazed double doors to rear, TV aerial point,





laminated flooring, radiator, door connecting to:

#### KITCHEN

8' 05" x 8' 05" (2.57m x 2.57m) Comprehensively fitted with a range of units comprising of stainless steel single drainer sink unit with mixer taps inset to work surface with drawers and cupboards beneath, additional adjacent work surface with drawers and cupboards under, gas hob and electric oven inset to remain, plumbing for washing machine, cupboard housing gas fired boiler supplying domestic hot water and central heating, the room is well lit by window and half glazed door to rear.

#### LANDING

Loft access.

#### BEDROOM ONE

14' 02" x 9' 00" (4.32m x 2.74m) Window to front aspect, radiator, storage cupboard.

#### BEDROOM TWO

11' 00" x 10' 02" (3.35m x 3.1m) Window to rear aspect, radiator, airing cupboard.

#### FAMILY BATHROOM

6' 00" x 5' 06" (1.83m x 1.68m) White suite comprising of low flush W.C, wall mounted wash hand basin, panel enclosed bath with shower over, splash tiling, heated towel rail, window to rear aspect.



#### OUTSIDE

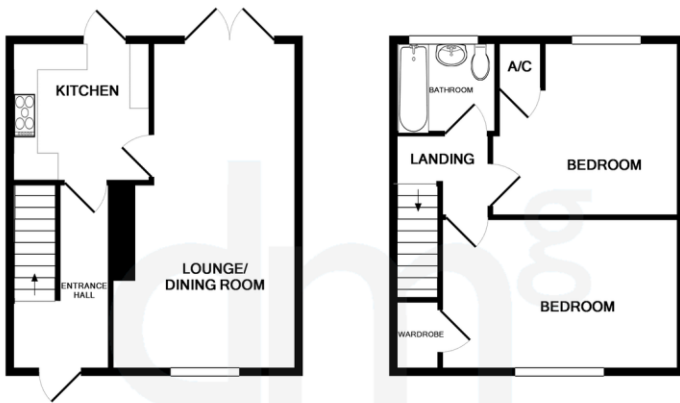
##### FRONT

There is a driveway providing off road parking for 2-3 vehicles, front garden laid to lawn, side access to rear garden.

##### REAR GARDEN

Mainly laid to lawn, patio area, two timber storage sheds and a brick built storage shed with power and light connected.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 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