

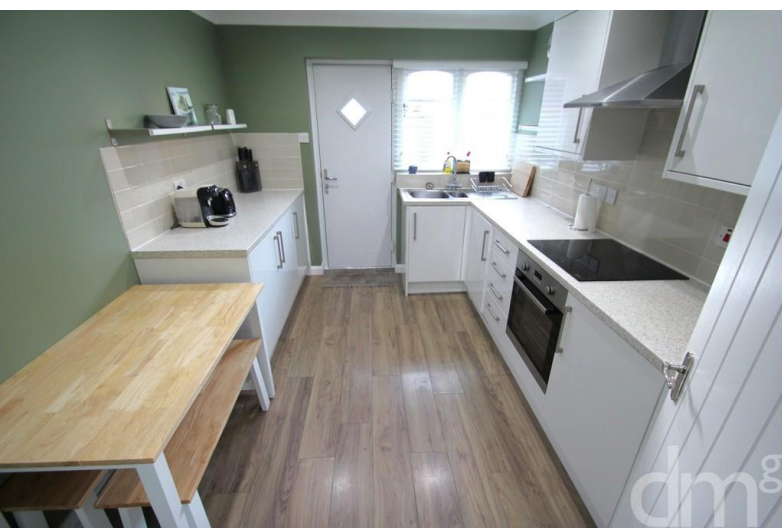


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DAVID MARTIN
GROUP

Chapel Road
Tiptree, CO5 0RD

£370,000
EPC Rating 'E'

- Detached Two Bedroom Bungalow
- Good Sized Rear Garden
- Garage and Off Road Parking
- NO ONWARD CHAIN





Property Description

David Martin Estate Agents are delighted to offer for sale this well presented detached two-bedroom bungalow situated within walking distance to Tiptree village centre with its excellent range of shops, schools and amenities. The property offers a welcoming entrance hall, lounge/dining room with log burner, a modern kitchen/breakfast room, two bedrooms and a shower room. Externally then property benefits from a garage, ample off road parking and a good sized garden to rear. The property is being sold with NO ONWARD CHAIN.



ENTRANCE HALL

20' 8" x 4' 10" (6.3m x 1.47m) Entrance to the property is made via a part glazed entrance door to side aspect to spacious entrance hall, window to side aspect, electric heater, laminate flooring, door to:

LOUNGE/DINING ROOM

17' 4" x 14' 6" (5.28m x 4.42m) Being well lit by windows to front and side aspect, the room features a red brick open fireplace with log burner inset, TV aerial point, two electric heaters.

KITCHEN/BREAKFAST ROOM

12' x 8' 10" (3.66m x 2.69m) Being comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, electric oven and hob, fridge/freezer and washing machine inset to remain, splashing tiling, electric heater. The room is lit by window and half glazed door to side aspect, space for table.



BEDROOM ONE

12' 8" x 10' (3.86m x 3.05m) Being well lit by window to rear aspect onto garden, electric heater, TV aerial point.

BEDROOM TWO

9' 7" x 6' 10" (2.92m x 2.08m) Window to rear aspect, electric heater.



SHOWER ROOM

12' x 7' (3.66m x 2.13m) Spacious shower room fitted with a four-piece white suite comprising of low flush WC, pedestal wash hand basin, double shower cubical, bidet, electric towel rail, splash tiling, airing cupboard, window to side aspect, access to loft space.



FRONT

To the front of the property there is a driveway providing parking with carport leading to the garage, front garden laid to lawn with flower beds and shrubs, enclosed by fencing and hedge borders, side access to rear garden.

GARAGE

19' 00" x 07' 10" (5.79m x 2.39m) Single garage with up and over door and power and light connected.

REAR GARDEN

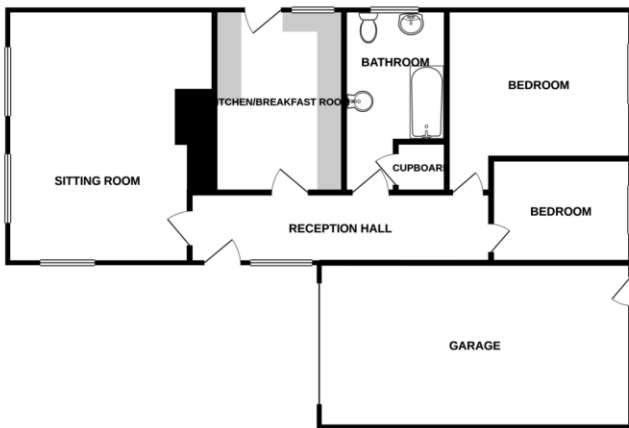
Being well enclosed by fencing and hedge borders the garden is mainly laid to lawn with flower beds and shrubs, with two timber storage sheds, patio to the rear of the property and summer house measuring 7'8ft. x 6ft. with power and light connected to the bottom of the garden.



AGENT NOTES

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



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms, heights, levels and any other details are approximate and are not intended to be used for any purpose other than for guidance purposes only. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The views, opinions and graphics shown here are not intended to be guaranteed. dm g

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 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