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DAVID MARTIN
GROUP

11 Bedford Close
Tiptree, Colchester, CO5 0DB

£270,000
EPC Rating 'D'

- TWO DOUBLE BEDROOMS
- KITCHEN/DINER
- CONSERVATORY
- WALKING DISTANCE TO SHOPS & AMENITIES





Property Description

We are delighted to offer for sale this TWO bedroom terraced house, centrally situated in the popular village of Tiptree within walking distance of shops, schools and local amenities. On the ground floor the property consists of an entrance porch, spacious lounge, kitchen/diner and conservatory. Upstairs, there are TWO DOUBLE bedrooms and a bathroom. Externally the property benefits from an enclosed rear garden and a garage in a block. The property is being sold CHAIN FREE and we highly recommend a viewing to really appreciate all the property has to offer.





ENTRANCE PORCH

Enter via UPVC door into porch with window to front and side

LOUNGE

15' 7" x 13' 11" (4.75m x 4.24m) Window to front, feature gas fireplace, with stairs rising to first floor.

KITCHEN

13' 11" x 10' 4" (4.24m x 3.15m) Fitted with a range of wall and base units incorporating a stainless steel sink with drainer and mixer tap, tiled splash back, radiator, cupboard housing gas fired boiler, space for washing machine, fridge/freezer and free standing cooker. Window and door to conservatory

CONSERVATORY

11' x 8' 4" (3.35m x 2.54m) Fully UPVC conservatory with sliding door and radiator

LANDING

Loft access, airing cupboard, door leading to:

BATHROOM

Frosted window to rear, panel bath with shower overhead, tiled walls, low level WC, wash hand basin and radiator.



BEDROOM ONE

12' 4" x 10' 8" (3.76m x 3.25m) Window to front, built in wardrobe, radiator.

BEDROOM TWO

13' 8" x 8' 8" (4.17m x 2.64m) Window to rear, radiator.

OUTSIDE

REAR GARDEN

The garden is south east facing and boasts a patio area, the rest is mainly laid to lawn.

FRONT GARDEN

Footpath providing access to property, lawned area with flower bed and shrubs.

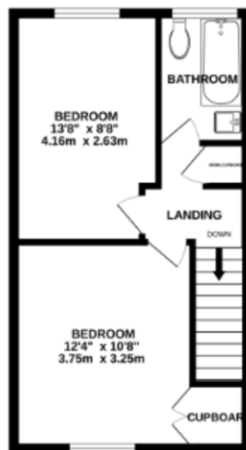
GARAGE

There is single garage is in a block behind the property with access to it from both Bedford Close and Carolina Way.





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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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