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DAVID MARTIN
GROUP

Saffron Way
Tiptree, CO5 0AY

Guide Price £325,000 - £335,000

EPC Rating 'TBC'

- Two Bedroom House
- Spacious Lounge
- Garage & Off Road Parking
- Two Double Bedrooms





Property Description

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David Martin Estate Agents are delighted to offer for sale this well presented and spacious two bedroom end of terrace property centrally situated in the popular village of Tiptree within walking distance to its excellent range of shops, schools and local amenities. The property consists of an entrance porch, a bright and spacious lounge/dining room and a modern kitchen with a door to the rear garden. On the first floor there are two double bedrooms and a family bathroom. Externally the property benefits from a good sized south facing rear garden, a garage in a block and off road parking. We highly recommend a viewing of this property to appreciate all it has to offer.



PORCH

Enter the property via a part glazed entrance door to side aspect, window to side, tiled floor, door to:

LOUNGE/DINER

18' 10" x 12' 05" (5.74m x 3.78m) Window to front, feature fireplace with inset gas fire, laminate flooring, two electric storage heaters, stairs rising to first floor.

KITCHEN

12' 05" x 8' 01" (3.78m x 2.46m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixed tap, space for washing machine, dryer, fridge freezer, dishwasher and freestanding cooker with extractor over, electric storage heater, window and door to rear garden.

LANDING

Access to part boarded loft.

BEDROOM ONE

12' 05" x 10' 04" (3.78m x 3.15m) Window to front, electric storage heater.

BEDROOM TWO

12' 05" x 8' 02" (3.78m x 2.49m) Window to rear, over stairs airing cupboard, electric storage heater.



FAMILY BATHROOM

Window to side, panel enclosed bath with rainfall shower head over and separate shower attachment, low level W.C, hand wash basin, fully tiled, spotlights, heated towel rail.





OUTSIDE

FRONT

Driveway to the front of the property and additional parking space providing off road parking for two vehicles, single garage in a block, side access to rear garden.

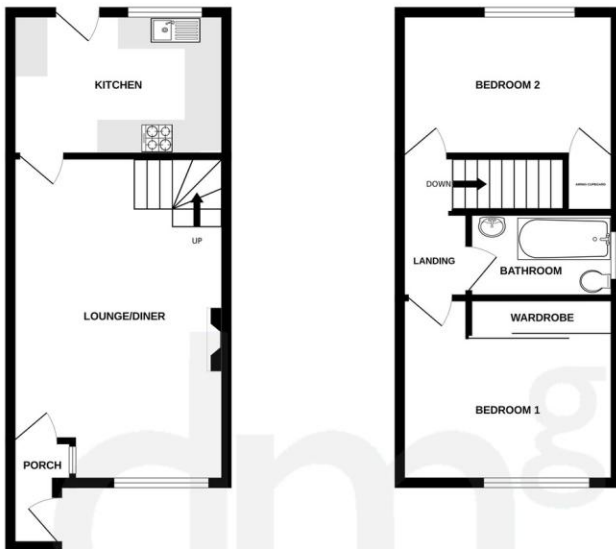
REAR GARDEN

Good sized south facing rear garden with patio seating area, shed to remain, outside tap, wide side access to front of property and additional rear gate to garage.



GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 680 sq.ft. (63.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, stairs and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The contents, fixtures and appliances shown here are not to be taken as a guarantee as to their operability or efficiency over time.
Made and designed in 2024.



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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