



DAVID MARTIN  
GROUP

**Morley Road**  
Tiptree, CO5 0AA

**Guide Price £400,000 - £415,000**

EPC Rating 'D'

- Two Bedroom Detached Bungalow
- CHAIN FREE
- Garage and Off Road Parking
- Central Village Location





## Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom detached bungalow centrally situated in the village of Tiptree within walking distance to local shops and amenities. The property consists of an entrance hall, spacious lounge leading into a conservatory with views of the garden, kitchen/diner, two double bedrooms and a bathroom with shower and separate bath. Externally the property benefits from a garage with electric door, a driveway providing off road parking and a well maintained enclosed rear garden. The property is being sold CHAIN FREE and we highly recommend a viewing to appreciate all this bungalow has to offer.





#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator, loft access, storage cupboard, airing cupboard.

#### LOUNGE

16' 03" x 11' 10" (4.95m x 3.61m) Window to side, two radiators, brick built fireplace with inset gas fire (not tested), sliding doors to:

#### CONSERVATORY

11' 06" x 9' 08" (3.51m x 2.95m) Tiled floor, double doors to rear garden.



#### KITCHEN/DINER

12' 10" x 10' 04" (3.91m x 3.15m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, space for washing machine, fridge freezer and freestanding cooker, wall mounted gas fired boiler, radiator, window to rear, door to rear porch.

#### REAR PORCH

Window to side, doors to front, rear garden and garage.

#### BEDROOM ONE

13' 00" x 11' 11" (3.96m x 3.63m) Window to front, radiator, two built in wardrobes with sliding doors.

#### BEDROOM TWO

11' 01" x 9' 06" (3.38m x 2.9m) Window to front, radiator.

#### BATHROOM

Window to side, shower cubical, panel enclosed bath, hand wash basin inset to vanity unit, low level W.C, heated towel rail.





**OUTSIDE**

**FRONT**

Lawn area to front of property, side access to rear garden, driveway providing off road parking leading to:

**GARAGE**

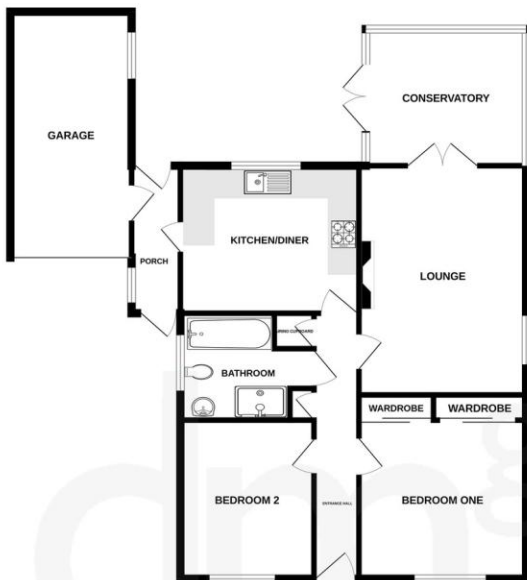
17' 06" x 8' 07" (5.33m x 2.62m) Electric door, window and door to side, power and light connected.

**REAR GARDEN**

Enclosed rear garden with patio area to the rear of the property, rest mainly laid to lawn with shrub borders, outside tap and power point, timber shed (to remain).

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**  
1014 sq.ft. (94.2 sq.m.) approx.



**TOTAL FLOOR AREA:** 1014 sq.ft. (94.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling and other parts 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 here are not meant to be and no guarantee as to their operability or efficiency can be given. Made with Planner 5D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



David Martin  
35a Church Road  
Tiptree  
Colchester  
Essex

www.dmgtiptree.co.uk  
%office\_emailAddress%  
01621 815815

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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