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DAVID MARTIN
GROUP

Gorse Lane
Tiptree, CO5 0AH

£400,000
EPC Rating 'D'

- Detached Bungalow
- Two Double Bedrooms
- Spacious Living Accommodation
- Good Sized Rear Garden





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious two bedroom detached bungalow set on a generous plot on a quiet lane in the popular village of Tiptree. The property consists of an entrance hall, spacious lounge/diner with double doors to the rear garden, kitchen/breakfast room with additional double doors, garden room, two double bedrooms, family bathroom and a utility room.

Externally the property benefits from a driveway providing off road parking for multiple vehicles and a good sized well maintained rear garden. We highly recommend a viewing of this property to really appreciate all it has to offer.





ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, laminate flooring, radiator.

LOUNGE/DINER

24' 05" x 11' 00" (7.44m x 3.35m) Windows to front and side, radiator, double doors to the rear garden.

KITCHEN/BREAKFAST ROOM

13' 06" x 11' 09" (4.11m x 3.58m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, oven, four ring electric hob with extractor over, spotlights, integrated dishwasher, space for fridge/freezer, tiled floor, radiator, window to side, double doors to rear garden.

SUNROOM

13' 00" x 07' 04" (3.96m x 2.24m) Windows to side and rear, radiator, door to side, door to:

UTILITY ROOM

6' 09" x 4' 08" (2.06m x 1.42m) Space for washing machine and dryer.

BEDROOM ONE

12' 04" x 11' 10" (3.76m x 3.61m) Window to front, radiator.



BEDROOM TWO

12' 00" x 11' 00" (3.66m x 3.35m) Window to side, radiator, fitted wardrobes.

BATHROOM

Panel enclosed bath with shower over, low level W.C, hand wash basin inset to vanity unit, fully tiled, radiator.





OUTSIDE

FRONT

Driveway providing off road parking for multiple vehicles, side access to rear garden.

REAR GARDEN

Patio seating areas, rest mainly laid to lawn with flower and shrub borders, timber sheds (to remain).

AGENT NOTE

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
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and other items are approximate and no responsibility is taken for any error. Information is provided for guidance only and should be used as such by any prospective purchaser. The accuracy of the information is not guaranteed and no liability is accepted for any error or omission. All measurements are approximate and no liability is accepted for any error or omission. All measurements are approximate and no liability is accepted for any error or omission.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 61 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