



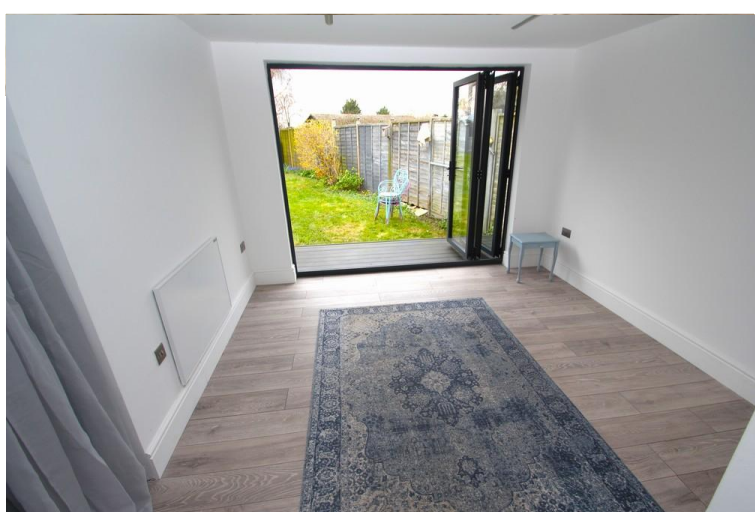
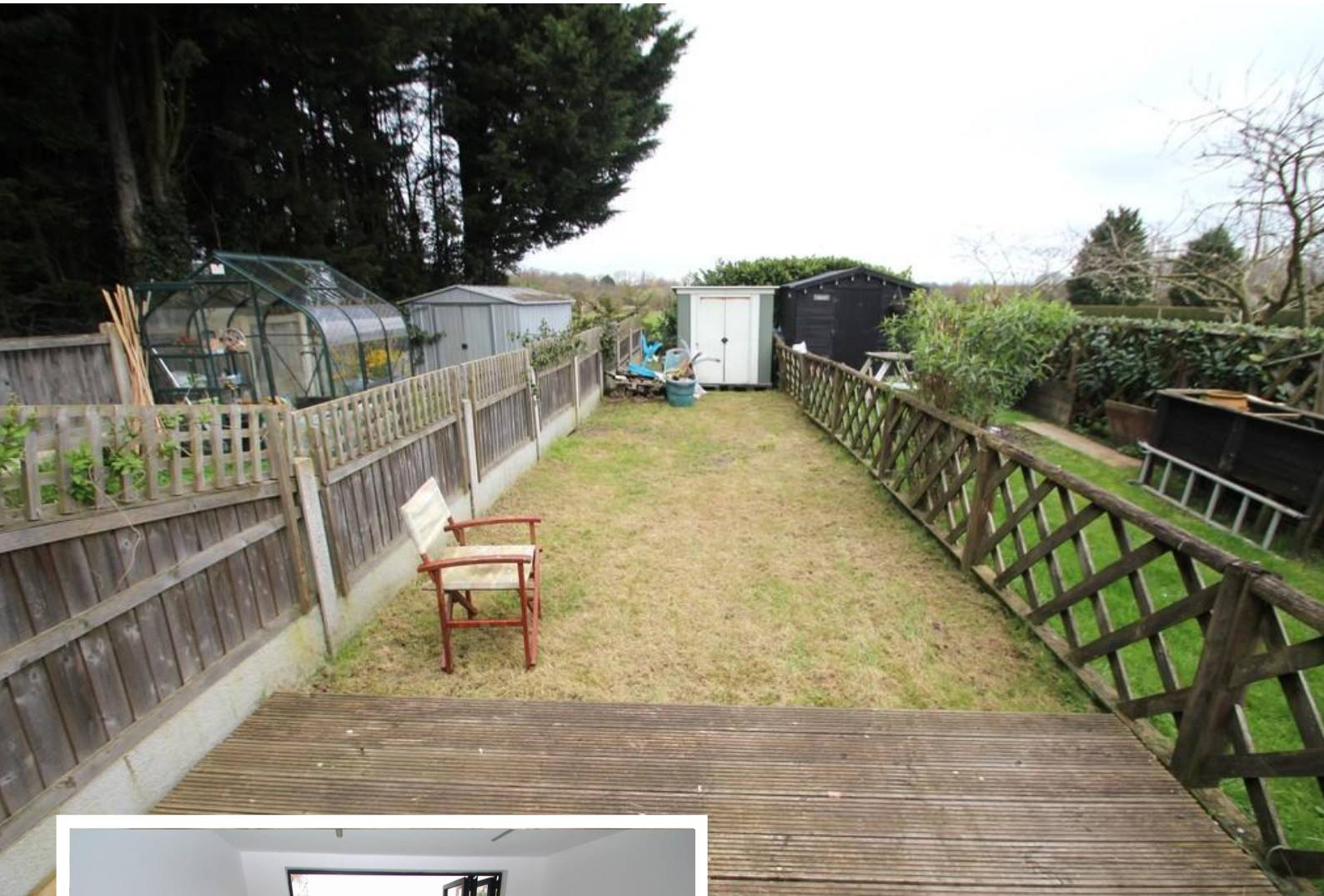
dm^g
DAVID MARTIN
GROUP

West End Road
Tiptree, CO5 0QH

Offers in Excess of £295,000
EPC Rating 'TBC'

- Two Bedroom Cottage
- Rear Garden Approx 150 Ft.
- Lounge, Study & Garden Room
- Chain Free





Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom terraced cottage situated in a semi rural location with in easy reach to Tiptree village centre with its good range of shops, schools and local amenities. The property offers an entrance porch, lounge with bay window, kitchen, study, garden room with Bi-fold doors, ground floor bathroom, landing and two bedrooms. Externally the property benefits from parking to the front, rear garden measuring in excess of 150ft. with farmland views. Viewing is advised to appreciate the setting and character features that the property offers. The property is being sold CHAIN FREE.





ENTRANCE PORCH

Entrance to the property is made via part glazed entrance door to front porch, window to side, storage cupboard, door to:

LOUNGE

12' 4" x 11' 4" (3.76m x 3.45m) Window to front aspect, TV aerial point, radiator, door to:

KITCHEN

9' 10" x 8' 10" (3m x 2.69m) Being comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards under, electric oven and hob inset to remain, matching range of eye level wall mounted units, splash tiling, tiled floor, stairs rising to first floor landing, archway connecting to:

STUDY/LOBBY

10' 6" x 7' 4" (3.2m x 2.24m) Radiator, door to bathroom, shelving to one wall, archway connecting to garden room.

GARDEN ROOM

11' 2" x 10' 10" (3.4m x 3.3m) The room is well lit by Bi-fold doors to rear, electric heater.



BATHROOM

White suite comprising of low flush WC, pedestal wash hand basin, short panel bath, shower cubical, splash tiling.



LANDING

Door to:

BEDROOM ONE

11' 4" x 11' 4" (3.45m x 3.45m) Being well lit by window to front aspect, radiator, the room features a cast iron fireplace.

BEDROOM TWO

9' 6" x 9' (2.9m x 2.74m) Storage housing gas fired boiler (Untested), fully glazed double doors to rear aspect.





OUTSIDE

To the front of the property there is a driveway providing parking, flower beds.

REAR GARDEN

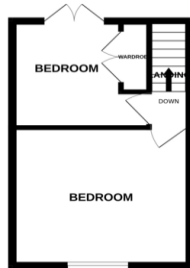
The rear garden is well enclosed by panel fencing, laid to lawn with flower beds and shrubs with decking area to the rear of the property, the garden is divided by timber workshop with further garden laid to lawn with open aspect to rear.



GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of plots, elevations, views and any other facts and circumstances will be interpreted as being for general guidance purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Bluebeam 02/24

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 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