



dm^g
DAVID MARTIN
GROUP

Birchwood Way
Tiptree, CO5 0JR

£375,000
EPC Rating 'D'

- Three Bedroom Semi-Detached House
- Garage & Off Road Parking
- Cul-De-Sac Position
- Well Presented Throughout





Property Description

David Martin Estate Agents are delighted to offer for sale this well presented three bedroom semi-detached family home situated in a desirable location in the popular village of Tiptree with its excellent range of shops schools and local amenities. The property consists of a welcoming entrance hall, kitchen/diner with double doors to the rear garden, a good sized lounge and a ground floor cloakroom. On the first floor there are three bedrooms and a shower room. Externally the property benefits from off road parking, a garage with electric roller door and an enclosed garden to the rear. 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 side aspect, window to side, radiator, tiled floor, built in cupboard, stairs rising to first floor landing.

KITCHEN

17' 02" x 9' 02" Maximum measurement. (5.23m x 2.79m) Fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, space for washing machine, fridge/freezer and freestanding cooker, tiled splash back, radiator, window to rear, open to:

DINING ROOM

8' 03" x 8' 03" (2.51m x 2.51m) Windows to rear and side, double doors to rear garden, radiator.

LOUNGE

17' 03" x 10' 06" (5.26m x 3.2m) Box bay window to front, radiator.

CLOAKROOM

Window to side, low level W.C, hand wash basin inset to vanity unit, heated towel rail, tiled floor.

LANDING

Loft access.



BEDROOM ONE

15' 04" x 9' 10" (4.67m x 3m) Window to front, radiator, airing cupboard.

BEDROOM TWO

8' 10" x 8' 02" (2.69m x 2.49m) Window to rear, built in cupboard, radiator.

BEDROOM THREE

8' 02" x 8' 00" (2.49m x 2.44m) Window to rear, radiator.



SHOWER ROOM

Window to side, corner shower cubical, low level W.C, hand wash basin inset to vanity unit, heated towel rail, part tiled walls, tiled floor, spotlights, extractor fan.





OUTSIDE

FRONT

Front Garden laid to lawn, block paved driveway providing off road parking, side access to rear garden.

GARAGE

17' 07" x 8' 03" (5.36m x 2.51m) Electric roller door, power and light connected.

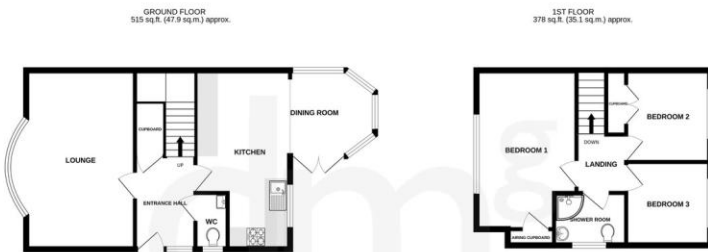
REAR GARDEN

Low maintenance garden with patio seating area, artificial grass with shrub and flower borders, shed to rear of garage (to remain), outside tap and lights.



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.



TOTAL FLOOR AREA: 893 sq.ft. (83.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other details are approximate and the Seller is not responsible for any errors or omissions in the particulars. This plan is for guidance purposes only and should be used as a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Stimpert CS2/4

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 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 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