



dm^g
DAVID MARTIN
GROUP

Grove Road
Tiptree, CO5 0JP

£375,000
EPC Rating 'C'

- Detached Three Bedroom Bungalow
- Central Village Location
- Garage & Ample Parking
- Lounge & Separate Dining Room





Property Description

David Martin Estate Agents are delighted to offer for sale this detached three bedroom bungalow centrally situated in the popular village of Tiptree within walking distance to a range of shops, schools and local amenities. The property offer versatile accommodation comprising of an entrance hall, lounge with doors to rear garden, separate dining room, kitchen, bedroom one with ensuite shower room, two further bedrooms and a family bathroom. Externally the property benefits from a garage, ample parking and an enclosed garden to rear. Viewing is advised to appreciate the space and potential that the property offers.



ENTRANCE HALL

Entrance to the property is made via part glazed entrance door to front aspect to entrance hall, access to loft space, storage cupboard and airing cupboard, tiled floor, radiator, door to:

LOUNGE

16' 4" x 10' 8" (4.98m x 3.25m) Being well lit by patio doors to rear aspect and window to side, double radiator, TV aerial point.

DINING ROOM

10' 2" x 9' 10" (3.1m x 3m) Patio doors to rear aspect, radiator.



KITCHEN/BREAKFAST ROOM

10' 4" x 9' 10" (3.15m x 3m) Being comprehensively fitted with a range of units comprising of single drain sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, gas hob and electric double oven inset to remain, wall mounted gas fired boiler, plumbing for washing machine, splash tiling, tiled floor, window and half glazed door to rear aspect.

BEDROOM ONE

11' x 9' 10" (3.35m x 3m) Window to front aspect, radiator, door to:



ENSUITE SHOWER

Suite comprising of low flush WC, pedestal wash hand basin, shower cubical, splash tiling, radiator, window to side aspect.

BEDROOM TWO

11' 4" x 8' (3.45m x 2.44m) Window to front aspect, radiator, fitted wardrobes.

BEDROOM THREE

8' x 6' 10" (2.44m x 2.08m) Window to front aspect, radiator.



BATHROOM

Suite comprising of pedestal wash hand basin, low flush WC, panel bath, window to side aspect, splash tiling, radiator.

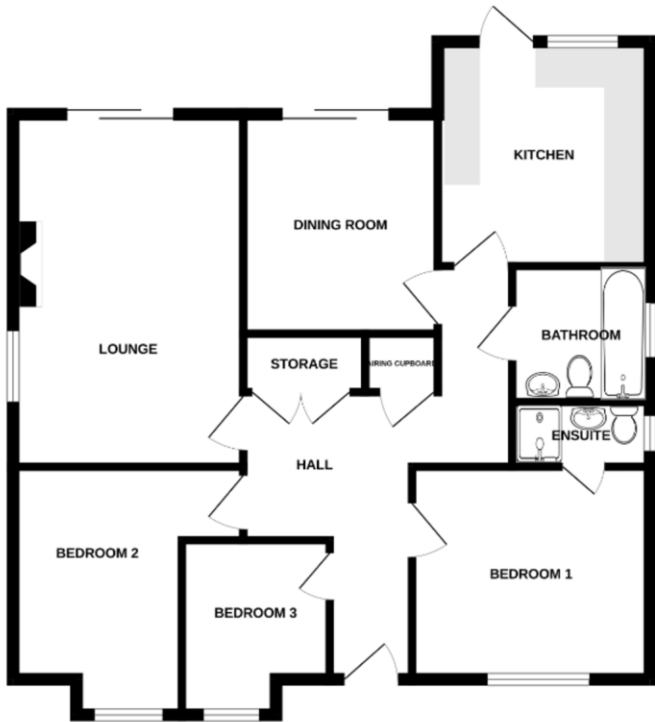


OUTSIDE

To the front of the property there is hardstanding and driveway to side providing parking for a number of vehicles leading to a garage measuring 18ft x 8'4ft with up and over door power and light connected. Pedestrian access to rear garden.

REAR GARDEN

Being well enclosed by fencing, wall and hedge borders, the garden is laid to lawn with flower beds and shrubs, outside tap and light and electric canopy, paved patio to the rear of the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	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