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DAVID MARTIN  
GROUP

**Rectory Road**  
Tiptree, Colchester, CO5 0SX

**£420,000**  
EPC Rating 'TBC'

- Detached Two Bedroom Bungalow
- Enclosed Established Garden to Rear
- Double Garage & Parking
- Central Village Location





## Property Description

David Martin Estate Agents are delighted to offer for sale this detached two bedroom bungalow situated within walking distance to Tiptree village centre with its excellent range of shops, schools and local amenities. The bungalow comprises of an entrance hall, lounge, kitchen/dining room, conservatory, two bedrooms and a family bathroom with four piece suite. Externally the property benefits from a detached double garage, off road parking and gardens to front and rear. Viewing is highly recommended to appreciate the setting and space the property offers.

#### ENTRANCE HALL

Entrance to the property is made via part a glazed entrance door to front aspect to entrance hall, access to loft housing gas fired boiler, radiator, telephone point, door to:

#### LOUNGE

16' 10" x 12' 6" (5.13m x 3.81m) Being well lit by sliding patio doors to rear aspect, two double radiators, archway connecting to:

#### KITCHEN/DINING ROOM

15' 6" x 9' 8" (4.72m x 2.95m) Being comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards beneath, matching range of eye level wall mounted units, washing machine, cooker and fridge freezer which we understand from the vendor are to remain, space for table, window to front aspect, splash tiling, radiator.

#### BEDROOM ONE

12' 6" x 9' 10" (3.81m x 3m) Window to front aspect, radiator, range of fitted wardrobes.

#### BEDROOM TWO

12' 6" x 8' 10" (3.81m x 2.69m) Window to rear aspect, radiator, fitted wardrobes.

#### CONSERVATORY

13' x 8' 5" (3.96m x 2.57m) Being well lit by windows to rear and side aspect and fully glazed double doors to side, radiator.

#### BATHROOM

Four piece suite comprising of low flush WC, shower cubical, pedestal wash hand basin, panel bath, shower cubical, tiled floor, splash tiling, window to rear aspect, heated towel rail.

#### OUTSIDE

To the side of the property there is a driveway providing parking leading to detached double garage with roller doors , garden to side with fruit trees being laid to lawn, pedestrian access to rear garden.

#### REAR GARDEN

Rear garden being well enclosed by panel fencing mainly laid to lawn with flower beds and shrubs, paved patio area to the rear of the property, wooden storage shed and greenhouse which we understand from the vendor are to remain.

## DOUBLE GARAGE

18' 06" x 17' 06" (5.64m x 5.33m) Detached double garage with electric roller doors, power and light connected.

## 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.



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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