

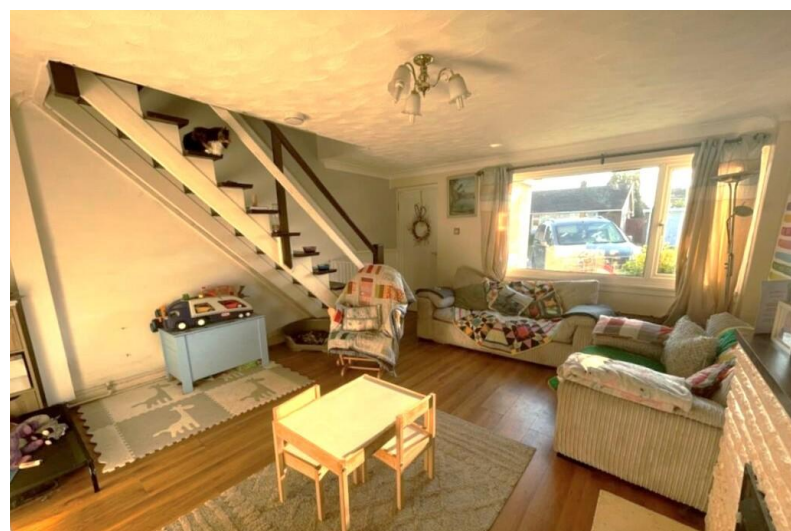


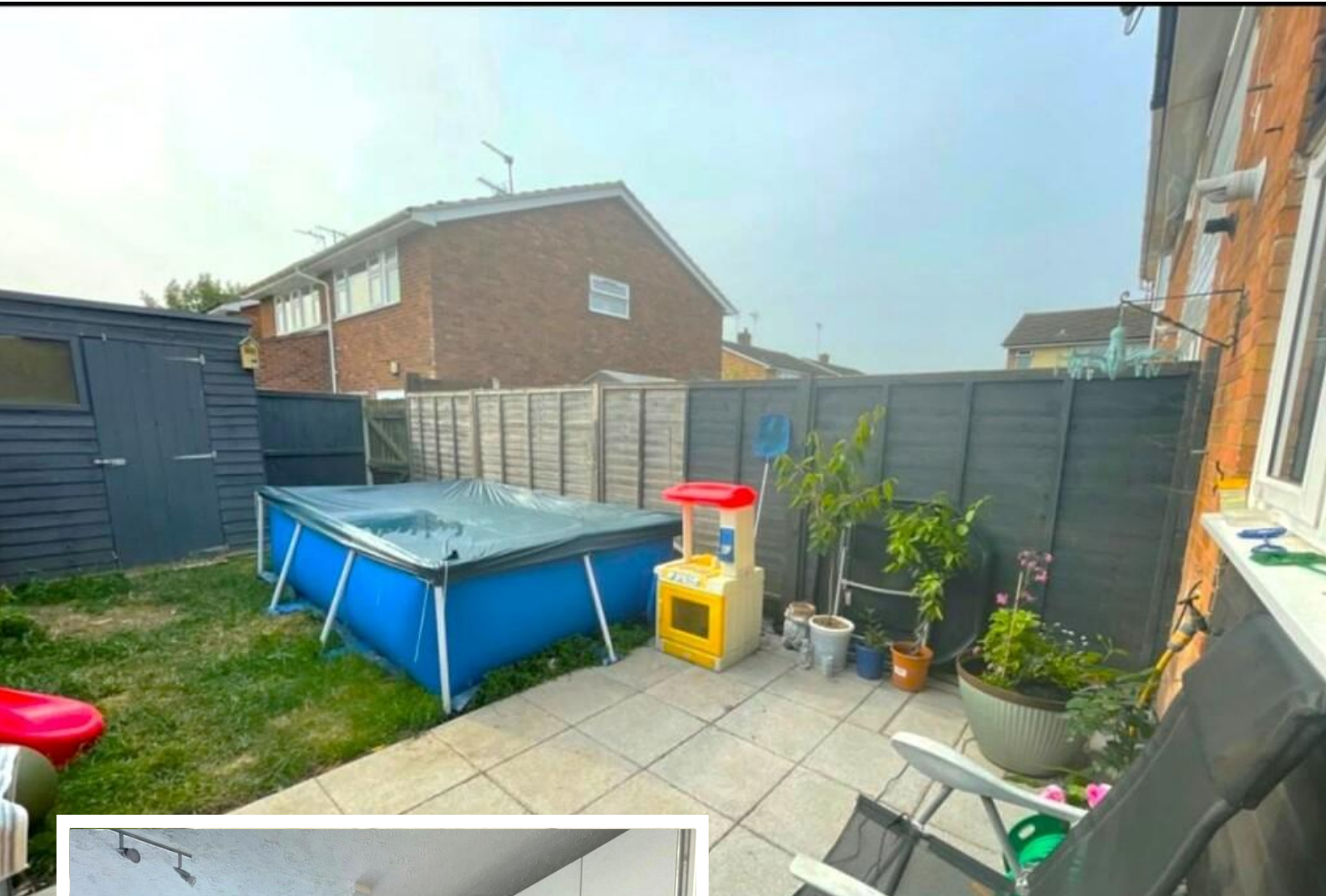
dm^g
DAVID MARTIN
GROUP

Eleanor Close
Tiptree, Colchester, CO5 0DP

£275,000
EPC Rating 'D'

- TWO DOUBLE BEDROOMS
- GARDEN
- KITCHEN/DINER
- WALKING DISTANCE TO SHOPS & AMENITIES





Property Description

We are delighted to offer for sale this TWO bedroom terraced house, centrally situated in the popular village of Tiptree within walking distance of shops, schools and local amenities. On the ground floor the property consists of an entrance porch, spacious lounge, kitchen/diner. Upstairs, there are TWO DOUBLE bedrooms and a bathroom. Externally the property benefits from an enclosed rear garden and a garage in a block. We highly recommend a viewing to really appreciate all the property has to offer.



PORCH

Enter via UPVC door into porch with window to front and side

LOUNGE

15' 6" x 14' (4.72m x 4.27m) Window to front, feature gas fireplace, with stairs rising to first floor.

KITCHEN/DINER

14' x 10' 4" (4.27m x 3.15m) installed in 2019, fitted with a range of wall and base units incorporating a stainless steel sink with drainer and mixer tap, tiled splash back, radiator, space for washing machine, fridge/freezer and integrated cooker, Window and door to rear aspect.

LANDING

BEDROOM ONE

12' 10" x 10' 6" (3.91m x 3.2m) Window to front, built in wardrobe, radiator.

BEDROOM TWO

13' 8" x 8' 6" (4.17m x 2.59m) Window to rear, radiator.

BATHROOM

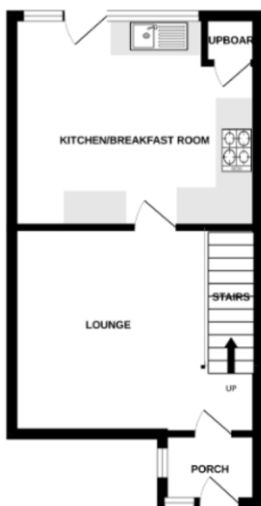
Frosted window to rear, panel bath with shower overhead, tiled walls, low level WC, wash hand basin and radiator.

OUTSIDE

Externally the property has an enclosed rear garden which boasts a patio area, the rest is mainly laid to lawn. There is also a front garden which is mainly laid to lawn. This gives the potential to add a driveway subject to the relevant planning.



GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 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