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DAVID MARTIN
GROUP

Walnut Tree Way
Tiptree, CO5 0NG

Guide Price £300,000 - £310,000
EPC Rating 'D'

- Three Bedroom Semi-Detached House
- Off Road Parking
- CHAIN FREE
- Village Location





Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom semi-detached family home situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property consists of a welcoming entrance hall, lounge, kitchen opening into a dining room and a sun room with double doors to the rear garden. On the first floor there are three bedrooms and a shower room. Externally the property benefits from a driveway providing off road parking and an enclosed garden to the rear. The property is being sold with NO ONWARD CHAIN and we highly recommend a viewing to appreciate all the space and potential this property has to offer.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, window to side, radiator, laminate floor, stairs rising to first floor landing.

LOUNGE

13' 00" x 12' 06" (3.96m x 3.81m) Window to front, radiator, fireplace with gas fire (not tested).

KITCHEN

12' 08" x 5' 10" (3.86m x 1.78m) Door to rear, window to side, fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, space for washing machine, free standing cooker and fridge, radiator, laminate flooring, open to:

DINING ROOM

10' 07" x 8' 05" (3.23m x 2.57m) Radiator, door to:

SUN ROOM

10' 07" x 8' 05" (3.23m x 2.57m) Windows to rear and side, radiator, double doors to rear.

LANDING

Window to side, radiator, loft access.



BEDROOM ONE

12' 07" x 9' 11" (3.84m x 3.02m) Two windows to front, built in wardrobes, airing cupboard.

BEDROOM TWO

10' 11" x 9' 02" (3.33m x 2.79m) Window to rear, wash hand basin.

BEDROOM THREE

8' 08" x 7' 10" (2.64m x 2.39m) Window to side, built in cupboard.



WET ROOM

Windows to rear and side, radiator, low level W.C, wash hand basin, wet room shower, waterproof wall panels.





OUTSIDE

FRONT

Driveway providing off road parking, front garden laid to lawn with hedge borders, side access to rear garden.

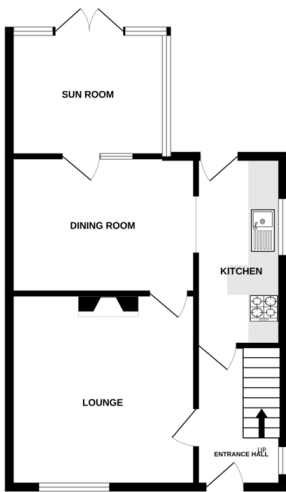
GARDEN

South facing rear garden with patio seating areas, rest mainly laid to lawn with shrub borders, brick built, and timber shed, outside tap.

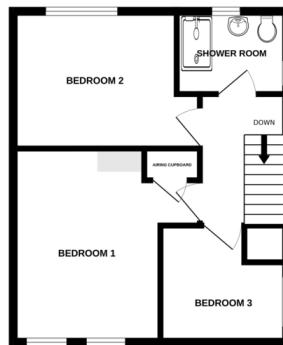
AGENT NOTE

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.

GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, suppliers and appliances shown hereon have not been tested and no guarantee is given for their quantity or condition to be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 56 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