



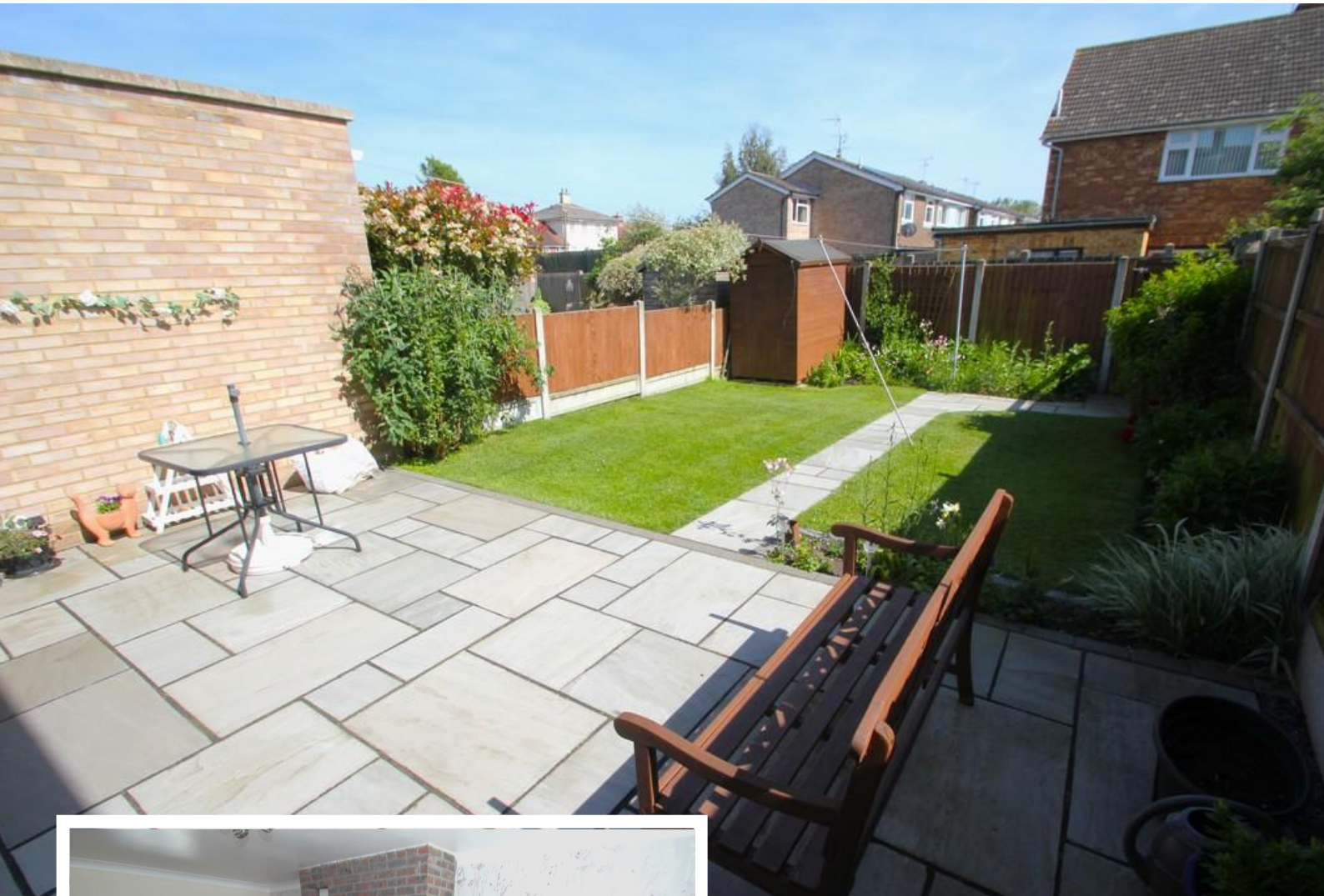
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DAVID MARTIN
GROUP

Tarragon Close
Tiptree, CO5 0SP

Guide Price £325,000
EPC Rating 'D'

- Three Bedroom Terraced House
- Enclosed Garden To Rear
- Garage & Parking
- Central Village Location





Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom terraced house centrally situated in the popular village of Tiptree within walking distance to shops, schools and local amenities. The property offers a spacious lounge/dining room, kitchen with access to the rear garden, three bedrooms and a family bathroom. Externally the property benefits off road parking, garage and a well maintained enclosed rear garden. Viewing is highly recommended to appreciate the setting, space and finish the property offers.



ENTRANCE

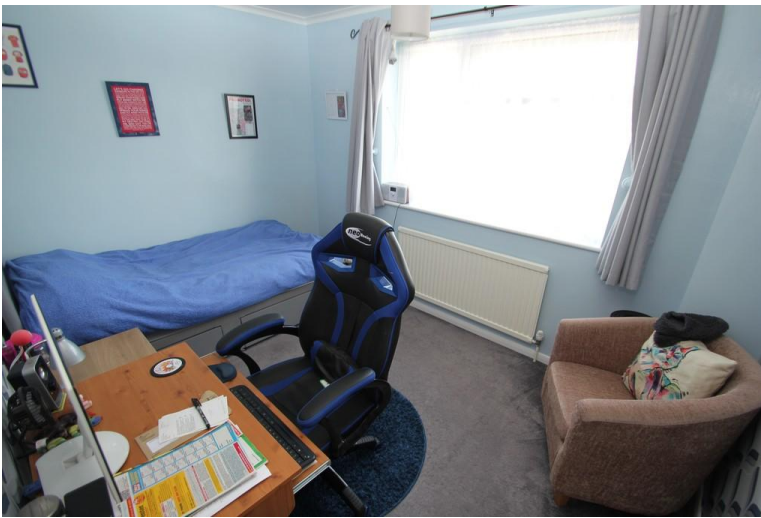
Entrance to the property is made via a part glazed entrance door to front aspect, stairs rising to first floor landing.

LOUNGE/DINING

24' x 11' 5" (7.32m x 3.48m) Being well lit by windows to front and rear aspect, laminate flooring, feature redbrick fireplace, two double radiators, door to:

KITCHEN

11' 4" x 8' 8" (3.45m x 2.64m) Being Comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards beneath, adjacent worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, splash tiling, plumbing for washing machine, cupboard housing gas fired boiler, radiator, the room is lit by window and half glazed door to rear aspect, door to garage.



LANDING

Door to:

BEDROOM ONE

14' 3" x 8' 5" (4.34m x 2.57m) Plus recess Being well lit by window to front aspect, radiator, fitted shelving.



BEDROOM TWO

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

BEDROOM THREE

13' 6" x 7' 4" (4.11m x 2.24m) Window to front aspect, radiator, airing cupboard housing hot water cylinder.

BATHROOM

8' x 7' 4" (2.44m x 2.24m) White suite comprising of low flush WC, pedestal wash hand basin, panel bath, shower cubical, splash tiling, window to rear aspect, radiator.





OUTSIDE

To the front of the property there is a driveway providing parking leading to:

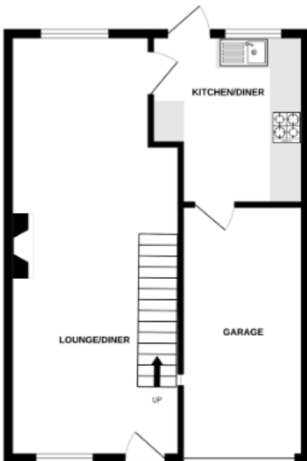
INTEGRAL GARGAE

17' x 7' 5" (5.18m x 2.26m) With up and over door, power and light connected.

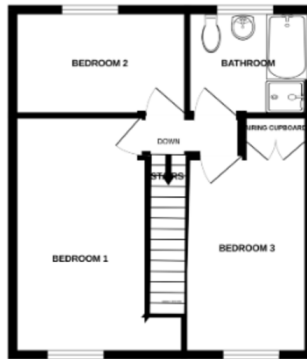
REAR GARDEN

Being well enclosed by panel fencing the garden is laid to lawn with flower beds and shrubs, paved patio to the rear of the property, outside tap and light, wooden storage shed which we understand will remain, pedestrian access via right of way to rear.

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potenti
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 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