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DAVID MARTIN
GROUP

Walnut Tree Way
Tiptree, CO5 0NL

Guide Price £300,000 - £315,000
EPC Rating 'C'

- Three Bedroom Semi Detached House
- KITCHEN/DINER
- Central Village Location
- Off Road Parking





Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom semi-detached house centrally 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, spacious lounge, kitchen/diner with access to the rear garden. On the first floor there are three bedrooms, a bathroom and a separate W.C. Externally the property benefits from off road parking and an enclosed garden to the rear of the property. We highly recommend a viewing of this property to really appreciate all it has to offer.





ENTRANCE HALL

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

LOUNGE

14' 10" x 11' 06" (4.52m x 3.51m) Window to front, radiator.

KITCHEN/DINER

17' 10" x 8' 05" (5.44m x 2.57m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, four ring electric hob, electric oven, space and plumbing for washing machine, dishwasher and fridge/freezer, two built in cupboards, radiator, windows to rear, doors to side and rear.

LANDING

Window to side, loft access.

BEDROOM ONE

10' 02" x 8' 10" (3.1m x 2.69m) Window to rear, radiator.

BEDROOM TWO

13' 01" x 8' 03" (3.99m x 2.51m) Window to front, radiator, laminate flooring.

BEDROOM THREE

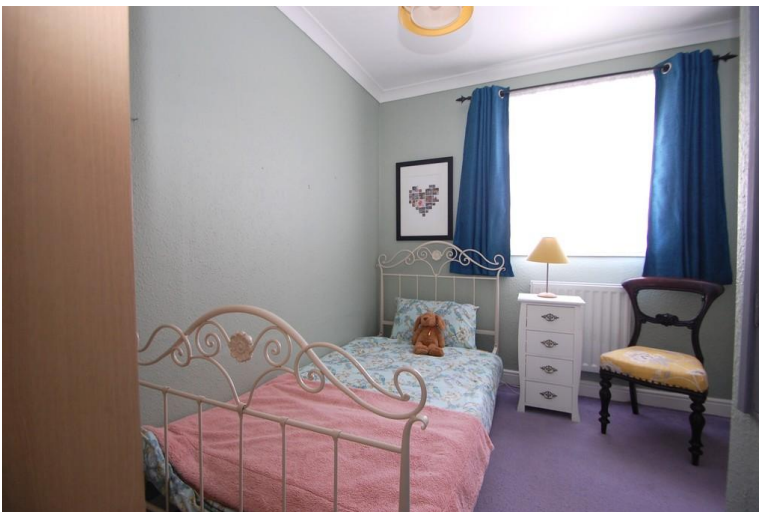
9' 10" x 9' 03" Maximum measurement (3m x 2.82m) Window to front, radiator, airing cupboard.

WC

6' 06" x 2' 11" (1.98m x 0.89m) Window to rear, low level W.C, part tiled, radiator.

BATHROOM

6' 05" x 5' 02" (1.96m x 1.57m) Window to rear, panel enclosed bath with shower over, hand wash basin inset to vanity unit, fully tiled, heated towel rail.





OUTSIDE

FRONT

Front garden laid to lawn, hardstanding parking for two vehicles, side access to rear garden.

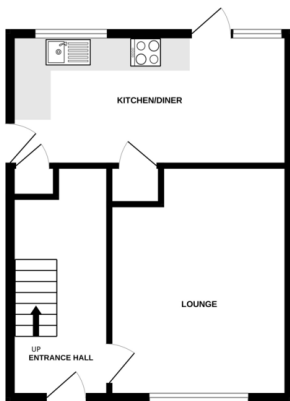
REAR GARDEN

Patio area to rear of property, shrub borders, decked seating area, two sheds with power and light connected, outside tap.

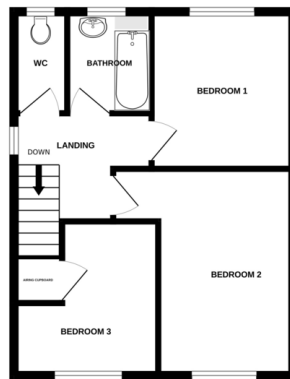
AGENT NOTE

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
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error or omission of these dimensions. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee is given as to their operability or efficiency save the given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	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