



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Grosvenor Close**  
Tiptree, CO5 0JN

**Guide Price £350,000 - £375,000**

- Three Bedroom Semi Detached House
- Garage & Off Road Parking
- Corner Plot, Potential to Extend (STPP)
- Central Village Location





## Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom semi-detached house positioned on a corner plot in a quiet cul-de-sac in the centre of the village of Tiptree within walking distance to local schools, shops and local amenities. The property consists of an entrance porch, welcoming entrance hall, spacious lounge/diner with double doors into the rear garden, kitchen, lean to with access into the garage and W.C. On the first floor there are three good sized bedrooms and a family bathroom. Externally the property benefits from off road parking, a garage and an enclosed rear garden. The property offers great potential to improve and extend (STPP) and is being sold with NO ONWARD CHAIN.



#### ENTRANCE PORCH

Enter via a glazed sliding door to front aspect, windows to sides, part glazed door to:

#### ENTRANCE HALL

Radiator, stairs rising to first floor landing, under stairs storage cupboard.

#### LOUNGE/DINING ROOM

23' 03" x 13' 00" Reducing to 09'10" (7.09m x 3.96m)  
Window to front, two radiators, double doors to rear garden.



#### KITCHEN

10' 04" x 9' 10" (3.15m x 3m) Fitted with a range of wall and base units incorporating sink with drainer and mixer tap, tiled splash back, oven, four ring electric hob, integrated fridge and freezer, built in pantry cupboard, floor standing oil fired boiler, window to rear, door to:

#### LEAN TO

11' 07" x 5' 09" (3.53m x 1.75m) Windows to rear and side, sliding doors to rear garden, door to garage/WC.

#### WC

Accessed through garage, low level W.C, hand wash basin, window to lean to.



#### LANDING

Window to side, loft access.

#### BEDROOM ONE

13' 01" x 11' 04" (3.99m x 3.45m) Window to front, radiator, fitted wardrobes.

#### BEDROOM TWO

11' 04" x 9' 11" (3.45m x 3.02m) Window to rear, radiator, fitted wardrobes.

#### BEDROOM THREE

9' 10" x 7' 07" (3m x 2.31m) Window to front, radiator, built in cupboard over stairs.



#### FAMILY BATHROOM

7' 07" x 6' 06" (2.31m x 1.98m) Window to side, panel enclosed bath with shower attachment, hand wash basin, low level W.C, radiator, part tiled walls, airing cupboard.



**OUTSIDE**

**FRONT**

Front Garden laid to lawn with shrub borders, side access to rear garden, driveway providing off road parking leading to:

**GARAGE**

14' 11" x 11' 04" (4.55m x 3.45m) Up and over door, power and light connected, door to lean to and front, access to W.C.

**REAR GARDEN**

Mainly laid to lawn with hedge borders, oil tank.

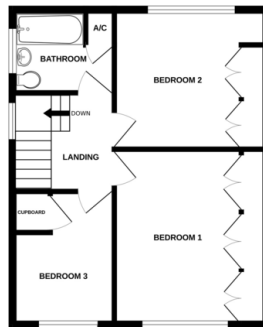
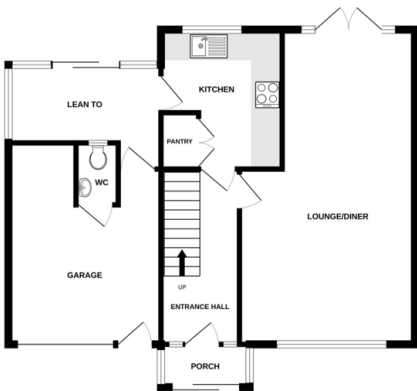
**AGENT NOTE**

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  
693 sq.ft. (64.4 sq.m.) approx.

1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be read as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreage 02024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 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