



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

**Barbrook Lane**

Tiptree, CO5 0JH

**£300,000**

EPC Rating 'E'

- Semi-Detached Two Bedroom Bungalow
- CHAIN FREE
- Lounge & Separate Dining Room
- Off Road Parking & Garage in a Block







## Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom semi-detached bungalow situated in the popular village of Tiptree with its excellent range of shops and local amenities. The property offers an entrance hall, lounge with doors into the rear garden, separate dining room, kitchen, two bedrooms and a family bathroom. Externally the property benefits from off road parking and garden to the front, enclosed rear garden and a garage in a block to the rear of the property. The property is being sold CHAIN FREE and viewing is highly recommended to appreciate the setting and space the property offers.





#### ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to side aspect to entrance hall, access to loft space, airing cupboard housing water cylinder, electric storage heater, door to:

#### LOUNGE

16' 3" x 10' 10" (4.95m x 3.3m) Being well lit by sliding patio door to rear aspect, electric storage heaters, feature red brick fireplace, access to kitchen.

#### DINING ROOM

9' x 8' 2" (2.74m x 2.49m) Window to rear aspect and half glazed door to side, electric storage heater, laminate floor, archway to:

#### KITCHEN

9' 3" x 8' 6" (2.82m x 2.59m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, tiled floor, plumbing for washing machine, window to side aspect.

#### BEDROOM ONE

12' 2" x 8' 10" (3.71m x 2.69m) Fitted range of wardrobes to one wall, window to front aspect, electric storage heater.



#### BEDROOM TWO

9' x 8' 10" (2.74m x 2.69m) Window to front aspect, electric storage heater.



#### BATHROOM

6' 5" x 5' 6" (1.96m x 1.68m) Window to side aspect, white suite comprising of low flush WC, pedestal wash hand basin, panel bath with shower over, electric storage heater, splash tiling.





### OUTSIDE

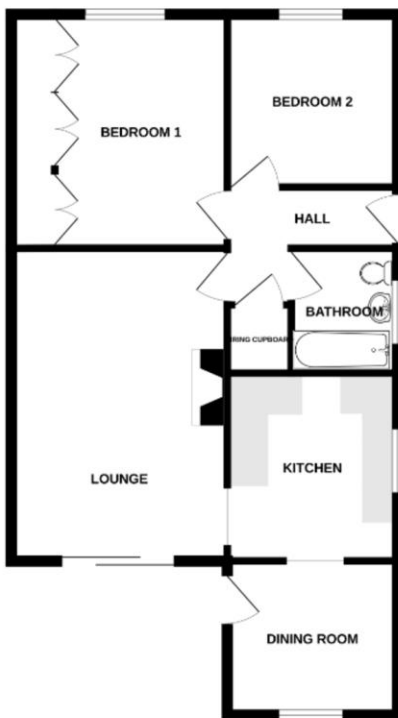
To the front there is a driveway providing parking, the garden is laid to lawn with flower beds and shrubs, side access to rear garden.

### REAR GARDEN

The rear garden is well enclosed by panel fencing being laid to lawn with flower beds and shrubs, paved patio to the rear of the property, greenhouse and storage shed which we understand from the vendor are to remain.

### GARAGE

Single garage in a block to the rear of the property with up and over door.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	47 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