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DAVID MARTIN
GROUP

Lavender Close
Tiptree, CO5 0BG

£350,000
EPC Rating 'E'

- Three Bedroom Semi Detached House
- CENTRAL VILLAGE LOCATION
- Garage & Driveway
- CHAIN FREE





Property Description

David Martin Estate Agents are delighted to offer for sale this Three-Bedroom Semi-Detached Family Home situated in a Quiet Cul-De-Sac in the heart of the village of Tiptree, conveniently located within easy reach of local shops, schools, and amenities. The welcoming entrance hall leads to a spacious lounge, opening into the dining room, where double doors give access into the generously sized rear garden. The well-equipped kitchen also provides direct access to the garden, enhancing the home's practicality. Upstairs, you'll find three bedrooms and a family bathroom. Outside, a block paved driveway offers ample off-road parking for multiple vehicles, complemented by a garage for additional storage or potential workspace. This family home is offered with no onward chain, making it ready for its next owners to move in and make it their own. Arrange a viewing today to fully appreciate all it has to offer!



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, Radiator, under stairs cupboard.

LOUNGE

13' 00" x 10' 09" (3.96m x 3.28m) Window to front, Radiator, open to:

DINING ROOM

10' 10" x 9' 07" (3.3m x 2.92m) Double doors to rear garden, radiator.

KITCHEN

Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, four ring electric hob, double oven, space for washing machine, radiator, built in pantry cupboard, windows to rear and side, door to rear garden.



LANDING

Window to side, radiator, loft access.

BEDROOM ONE

12' 08" x 9' 07" (3.86m x 2.92m) Window to front, radiator, fitted wardrobes with sliding doors.

BEDROOM TWO

11' 06" x 9' 02" (3.51m x 2.79m) Window to rear, radiator, airing cupboard, wardrobe with sliding doors.



BEDROOM THREE

9' 04" x 6' 06" (2.84m x 1.98m) Window to front, radiator, built in cupboard over stairs.

FAMILY BATHROOM

Window to rear, panel enclosed bath with shower over, low level W.C, hand wash basin, fully tiled walls, extractor fan, radiator.





OUTSIDE

FRONT

Block paved driveway providing off road parking for several vehicles, side access to rear garden.

GARAGE

Single garage with up and over door, window and door to rear garden.

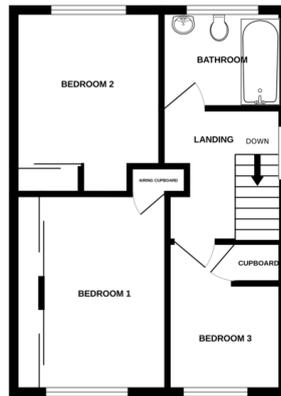
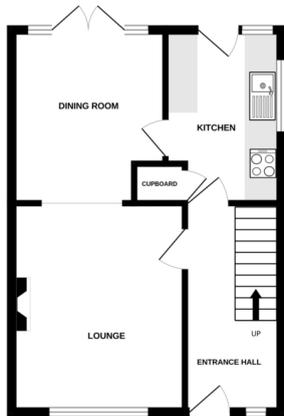
REAR GARDEN

Good sized enclosed rear garden with patio area to the rear of the property, rest mainly laid to lawn.



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA - 794 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, streets, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Hologram (2022)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 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