



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

**Winston Avenue**

Tiptree, CO5 0JU

**Guide Price £300,000 - £325,000**

EPC Rating 'C'

- Three Bedroom Semi Detached House
- Enclosed Garden To Rear
- Lounge and Separate Dining Room
- Garage & Parking





## Property Description

David Martin Estate Agents are pleased to present this three-bedroom semi-detached family home situated in the sought-after village of Tiptree, conveniently located close to local shops, schools and amenities. The accommodation comprises a welcoming entrance hall, spacious lounge with double doors opening into the dining room, sliding doors leading into the conservatory with doors opening onto the rear garden, and a kitchen with further access to the rear garden. To the first floor there are three bedrooms and a family bathroom. Externally the property benefits from off-road parking, a garage and a private enclosed rear garden. Viewing is highly recommended to fully appreciate the property and the excellent location this home has to offer.



#### ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, stairs rising to first floor landing, storage cupboard, radiator, door to:

#### LOUNGE

13' x 10' 10" (3.96m x 3.3m) Window to front aspect, radiator, double doors to:

#### DINING ROOM

11' x 9' 6" (3.35m x 2.9m) Radiator, sliding patio door connecting to conservatory, door to kitchen:



#### LEAN TO CONSERVATORY

9' 5" x 7' 2" (2.87m x 2.18m) Being single glazed with windows to rear and side aspect, sliding door to rear garden.

#### KITCHEN

10' 10" x 7' 2" (3.3m x 2.18m) Fitted with a range of units comprising of single drainer sink units inset to worksurface with drawers and cupboards under, matching range of eye level wall mounted units, plumbing for washing machine and dishwasher, splash tiling, storage cupboard, gas fired boiler, windows to rear and side aspect and half glazed door to rear.

#### LANDING

Window to side aspect, access to loft space, door to:

#### BEDROOM ONE

13' x 10' 3" (3.96m x 3.12m) Window to front aspect, radiator, airing cupboard housing hot water cylinder.

#### BEDROOM TWO

11' 6" x 9' 4" (3.51m x 2.84m) Window to rear aspect, radiator

#### BEDROOM THREE

9' 10" x 6' 6" (3m x 1.98m) Window to front aspect, radiator, storage cupboard.

#### FAMILY BATHROOM

Suite comprising of low flush WC, pedestal wash hand basin, panel bath with shower over, fully tiled walls, window to rear aspect, heated towel rail.



**OUTSIDE**

To the front of the property there is a garden laid to lawn with driveway to the side providing off road parking, gate to side with access leading to detached garage with up and over door and power and light connected.

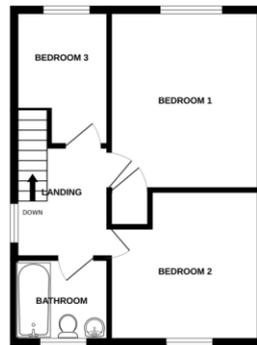
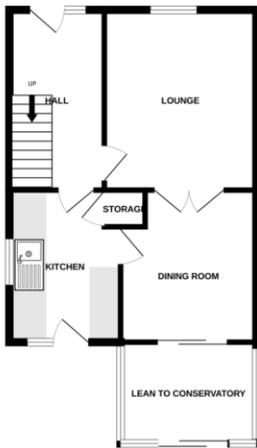
**REAR GARDEN**

Rear garden being enclosed by panel fencing, laid to lawn.



GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 913 sq.ft. (84.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, windows, rooms etc may differ from the above and are approximate and no responsibility is taken for any error. Dimensions are to the internal face of walls and doors. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency and the above is for information only. Please see EPC for more details.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin  
 35a Church Road  
 Tiptree  
 Colchester  
 Essex

www.dmg.tiptree.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 and 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