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DAVID MARTIN
GROUP

2a Green Lane
Tiptree, CO5 0DA

Guide Price £400,000 - £415,000
EPC Rating 'TBC'

- Detached Two Bedroom Bungalow
- Central Village Location
- Garage & Driveway
- No Onward Chain

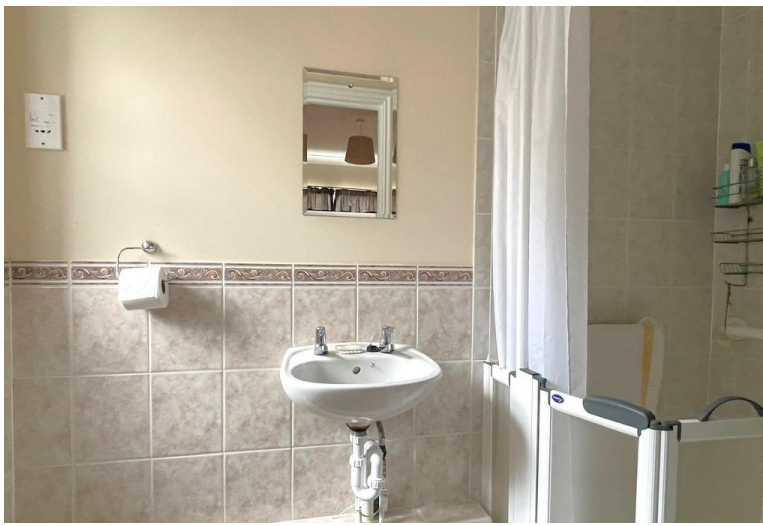




Property Description

David Martin Estate Agents are pleased to offer for sale this spacious and well maintained two-bedroom detached bungalow with garage, ideally situated in the heart of the popular village of Tiptree. The accommodation comprises a lounge with doors opening into a spacious conservatory, a kitchen/breakfast room with further access to the conservatory, two well-proportioned bedrooms including a principal bedroom with en-suite, and a main bathroom. Externally, the property benefits from a private low maintenance garden, detached garage, and driveway providing off road parking. Occupying a prominent corner position, the bungalow is just a short walk from a wide range of local amenities. Offered with no onward chain, this property must be viewed to fully appreciate all it has to offer.





ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, two built in storage cupboards, radiator, loft access.

LOUNGE

16' 10" x 11' 10" (5.13m x 3.61m) Windows to both sides, two radiators, gas fire, double doors to conservatory.

KITCHEN/DINER

14' 11" x 8' 06" (4.55m x 2.59m) Fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, gas hob with extractor over, eye level oven, integrated fridge and freezer, plumbing and space for washing machine, spotlights, radiator, windows to rear and side, double doors to conservatory.

CONSERVATORY

17' 00" x 10' 04" (5.18m x 3.15m) Windows to rear and side, door to side and double doors to garden, laminate flooring, radiator.

BEDROOM ONE

11' 10" x 11' 06" (3.61m x 3.51m) Windows to rear and side, radiator, fitted wardrobes and vanity, radiator, door to:

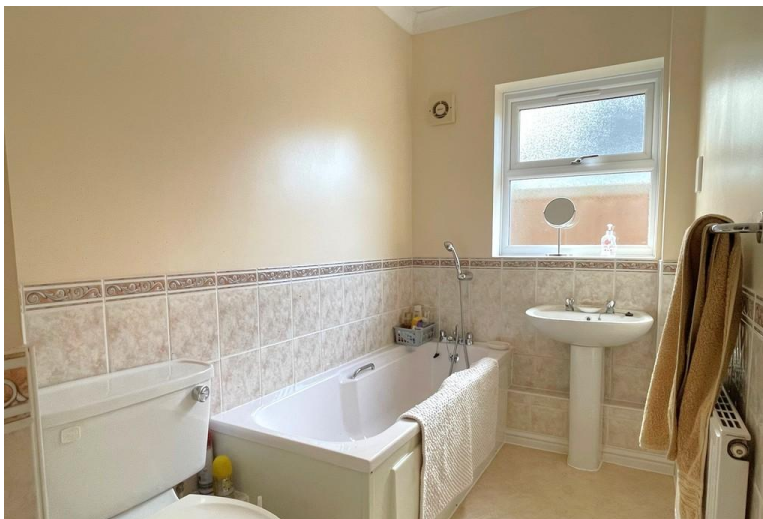


ENSUITE

Window to rear, walk in shower, low level W.C, hand wash basin, radiator, part tiled walls.

BEDROOM TWO

10' 00" x 7' 10" (3.05m x 2.39m) Windows to front and side, radiator.



BATHROOM

Window to rear, panel enclosed bath with shower attachment, low level W.C, hand wash basin, part tiled walls, radiator.





OUTSIDE

FRONT

Shingle and paved front garden, side access to rear garden.

GARAGE AND PARKING

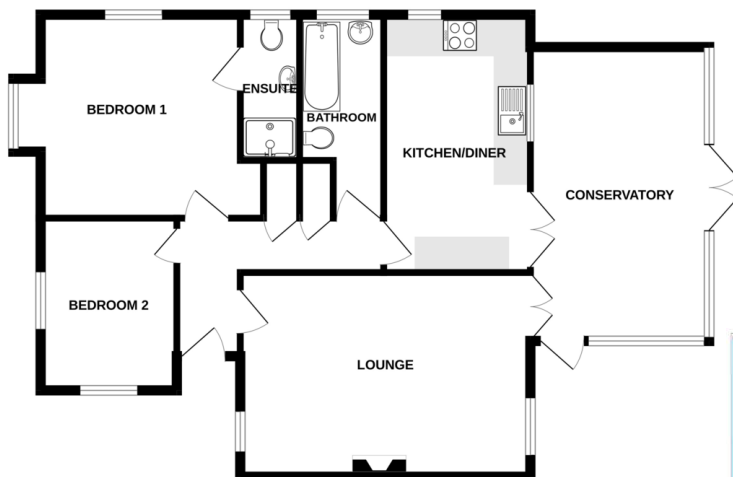
Single detached garage with up and over door, power and light connected, door to garden, driveway providing off road parking for two vehicles.

REAR GARDEN

Enclosed low maintenance paved and shingle garden, two sheds to remain.



871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA: 871 sq.ft. (80.9 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 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 operation or efficiency can be given. Made with Metreplan C32025



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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