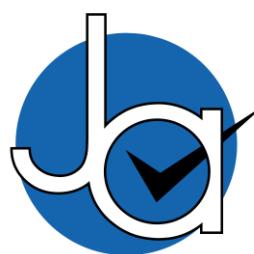




**3 Bedroom Semi-Detached  
House located in Tiptree.**

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**JOHN ALEXANDER  
ESTATE AGENTS**

# Winston Avenue Tiptree Colchester Essex CO5 0JU



## Asking Price Of £320,000

John Alexander are delighted to offer to the market this three- bedroom semi- detached home set in a sought- after location. The property features a welcoming lounge, a separate dining room perfect for family meals or entertaining, and a bright, well- appointed kitchen. Upstairs, three well- proportioned bedrooms provide excellent flexibility for families. Outside, a private rear garden with detached garage and off- street parking add to the home's appeal. With

### FULL DESCRIPTION

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#### ENTRANCE HALL

Enter through double glazed opaque glass panelled door with additional opaque double-glazed window to side aspect. radiator, doors leading to Lounge and Kitchen, storage cupboard, stairs to first floor.

#### LOUNGE

**13' 3" x 10' 10" (4.04m x 3.3m)**

Carpeted flooring, radiator, wooden glass panelled double doors leading to Dining Room, double glazed window to front aspect.

#### DINING ROOM

**11' 0" x 9' 5" (3.35m x 2.87m)**

Laminate flooring, radiator, double glazed sliding doors to Conservatory, wooden glass panelled door into Kitchen.

#### LEAN TO

**9' 8" x 7' 6" (2.95m x 2.29m)**

Lino flooring, single glazed windows to side and rear and sliding door to rear aspect.

#### KITCHEN

**11' 4" x 8' 1" (3.45m x 2.46m)**

Tiled flooring, selection of fitted wall & base units, sink & drainer unit, tiled splashbacks, plumbing for washing machine & dishwasher, IDEAL Logic Max combination boiler, double glazed window to side aspect, double glazed door and window to rear aspect.

#### LANDING

Carpeted flooring, doors leading to all first floor rooms, loft access, double glazed window to side aspect.

#### BEDROOM ONE

**13' 3" x 10' 2" (4.04m x 3.1m)**

Carpeted flooring, radiator, storage cupboard housing water tank, double glazed window to front aspect.

#### BEDROOM TWO

**12' 2" x 9' 4" (3.71m x 2.84m)**

Carpeted flooring, radiator, double glazed window to rear aspect.



### **BEDROOM THREE**

**9' 6" x 7' 3" (2.9m x 2.21m)**

Carpeted flooring, radiator, storage cupboard, double glazed window to front aspect.

### **BATHROOM**

Lino flooring, tiled walls, heated towel rail, panelled bath with shower attachment over and glass shower screen, pedestal wash hand basin, low level w.c, two double glazed opaque windows to rear aspect.

### **FRONT GARDEN**

Laid to lawn with hard standing area for off street parking, gated side access to rear garden.

### **REAR GARDEN**

Paved section, main area laid to lawn, detached garage with electric power supply and up and over door.



## FLOORPLAN



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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 operability or efficiency can be given.  
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