



dm^g
DAVID MARTIN
GROUP

Maldon Road
Tiptree, CO5 0TS

£390,000
EPC Rating 'C'

- Three Bedroom Semi Detached House
- Kitchen/Breakfast Room
- Lounge/Dining Room & Conservatory
- Garage & Ample Parking





Property Description

David Martin Estate Agents are pleased to offer for sale this three-bedroom semi-detached house, situated in a non-estate position in the popular village of Tiptree, which offers an excellent range of shops, schools, and amenities. The property features an entrance hall, cloakroom, lounge/dining room with double doors leading to a conservatory with access to the rear garden, and a kitchen/breakfast room. On the first floor there are three bedrooms, including a main bedroom with a walk-in wardrobe, and a family bathroom. Externally, the property benefits from ample off-road parking, a garage, and an enclosed rear garden.





ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to side aspect to entrance hall, turning stairs rising to first floor landing, door to:

LOUNGE/DINING

18' 5" x 12' 10" (5.61m x 3.91m) A spacious living room being well lit by windows to rear and side aspect and fully glazed double doors connecting to conservatory, the room features a red brick fireplace, TV aerial point and double radiator.

CONSERVATORY

15' x 9' 6" (4.57m x 2.9m) Windows to rear and side aspect, fully glazed double doors to rear aspect, laminate flooring.



KITCHEN/BREAKFAST ROOM

11' 8" x 9' 7" (3.56m x 2.92m) Comprehensively fitted with a range of units comprising of butler sink inset to worksurface with drawers and cupboards under, matching range of eye level wall mounted units, breakfast bar, splash tiling, tiled floor, plumbing for washing machine and dishwasher, space for range style cooker, window to front aspect and half glazed door to side.



CLOAKROOM

Wall mounted wash hand basin, window to side aspect, low flush WC.

LANDING

Access to loft space, door to:

BEDROOM ONE

13' 5" x 10' 4" (4.09m x 3.15m) A bright and spacious bedroom with window to front aspect, radiator, walk in wardrobe housing airing cupboard.

BEDROOM TWO

10' 2" x 9' 7" (3.1m x 2.92m) Window to side aspect, radiator.

BEDROOM THREE

10' 6" x 8' (3.2m x 2.44m) Radiator, window to rear aspect.



FAMILY BATHROOM

Being recently refitted with a stylish white suite comprising of wash hand basin inset to vanity unit with adjoining low flush WC, panel bath with shower screen and shower over, window to side aspect, radiator, being finished with PVC wall panels.



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



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.

David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgtpree.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 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.