



DAVID MARTIN
GROUP

Chestnut Way
Tiptree, Colchester, CO5 0NZ

£265,000
EPC Rating 'c'

- Three Bedroom Family Home
- Spacious Kitchen/Diner
- Ground Floor Cloakroom
- Potential To Improve



Chestnut Way, Tiptree, Colchester, CO5 0NZ



Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom family home located in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property is offered with no onward chain and features an entrance hall, spacious kitchen/diner, lounge with door to the rear garden and a ground floor cloakroom. On the first floor there are three bedrooms and a family bathroom. Further benefits include an enclosed rear garden.





PORCH

Enter via UPVC door into;

ENTRANCE HALL

Enter the property via entrance door to front aspect, radiator, under stairs storage.

KITCHEN/DINER

13' 01" x 11' 04" (3.99m x 3.45m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, eye level oven, four ring gas hob, space for fridge/freezer and washing machine, storage cupboard with wall mounted gas fired combi boiler, radiator, opening to:

LOUNGE

Single door to rear garden, radiator

DOWNSTAIRS W/C

Window to front, low level W.C, hand wash basin, fully tiled, radiator, extractor fan.

LANDING

Loft access, built in storage cupboard.

BEDROOM ONE

11' 07" x 11' 06" (3.53m x 3.51m) Window to front, radiator, built in wardrobe.

BEDROOM TWO

12' 01" x 9' 02" (3.68m x 2.79m) Window to rear, radiator, built in wardrobe.

BEDROOM THREE

8' 02" x 7' 03" (2.49m x 2.21m) Window to rear, radiator.

BATHROOM

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



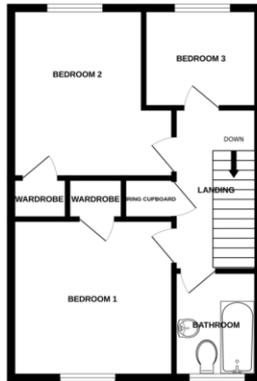
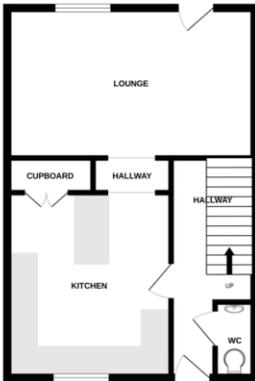
REAR GARDEN

Enclosed rear garden with a composite decked to the rear of the property, a small patio area and two sheds at the rear of the garden, there is also a side gate providing access in and out of the garden



GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee will be given regarding their condition.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	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