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DAVID MARTIN  
GROUP

**Arnold Villas**  
Tiptree, CO5 0EB

**Guide Price £375,000 - £395,000**  
EPC Rating 'TBC'

- Three Bedroom Semi-Detached House
- Double Garage
- Central Village Location
- NO CHAIN





## Property Description

David Martin Estate Agents are delighted to offer for sale this three-bedroom semi-detached family home situated in a quiet location in the centre of the village of Tiptree, within walking distance of shops, schools and local amenities. The property comprises an entrance porch, entrance hall, and a kitchen/breakfast room with double doors leading to the lounge and being open plan to the dining room with double doors opening onto the rear garden. On the first floor there are three bedrooms and a modern shower room. Externally the property benefits from a driveway providing off-road parking, a double garage and a good-sized rear garden. The property is being sold chain free and we highly recommend an early viewing to fully appreciate all it has to offer.



#### ENTRANCE PORCH

Enter the property via an entrance door to front aspect, window to side, laminate flooring, open to:

#### ENTRANCE HALL

Window to side, laminate flooring, stairs rising to first floor landing, door to:

#### KITCHEN/BREAKFAST ROOM

19' 06" x 6' 09" (5.94m x 2.06m) Fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, five ring gas hob with extractor over, oven, space for washing machine and fridge/freezer, radiator, tiled floor, spotlights, cupboard housing gas fired boiler, open plan to dining room and double doors to lounge.

#### DINING ROOM

8' 11" x 7' 10" (2.72m x 2.39m) Window to side, double doors to rear garden, radiator, spotlights, tiled floor.

#### LOUNGE

15' 10" x 13' 02" (4.83m x 4.01m) Window to front, radiator, laminate flooring.





#### LANDING

Window to side, radiator, spotlights, loft access.

#### BEDROOM ONE

12' 08" x 11' 09" (3.86m x 3.58m) Two windows to front, radiator.

#### BEDROOM TWO

11' 02" x 9' 11" (3.4m x 3.02m) Window to rear, radiator, fitted wardrobes.

#### BEDROOM THREE

9' 05" x 7' 10" (2.87m x 2.39m) Window to front, radiator, built in cupboard.



#### SHOWER ROOM

7' 11" x 5' 04" (2.41m x 1.63m) Window to rear, walk in double shower, wash hand basin inset to vanity unit, low level W.C, heated towel rail, spotlights, extractor fan.





#### OUTSIDE

Enclosed front garden laid to lawn with shrub borders, driveway to side of the property, side access to rear garden.

#### DOUBLE GARAGE

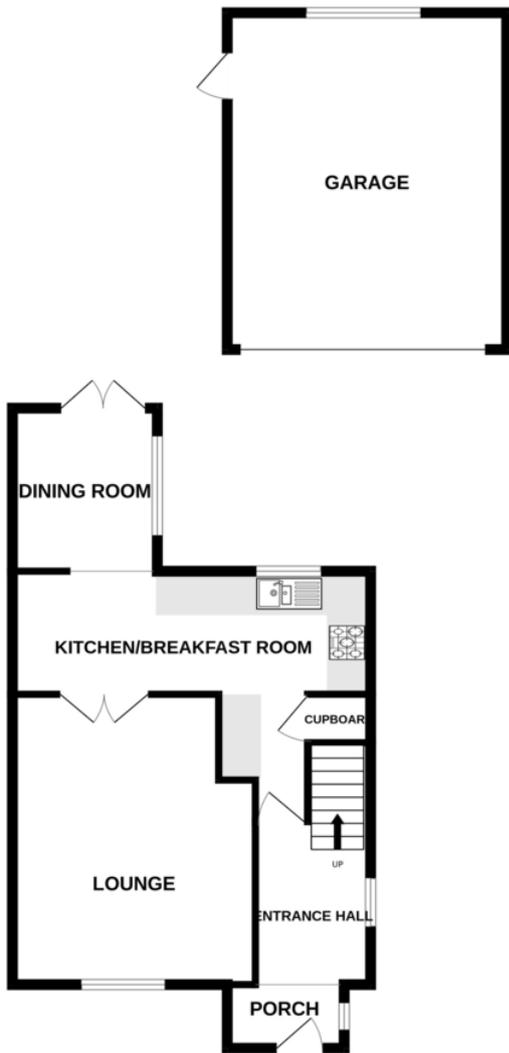
18' 05" x 15' 02" (5.61m x 4.62m) Detached garage with up and over door, power and light connected, window to rear, door to side.

#### REAR GARDEN

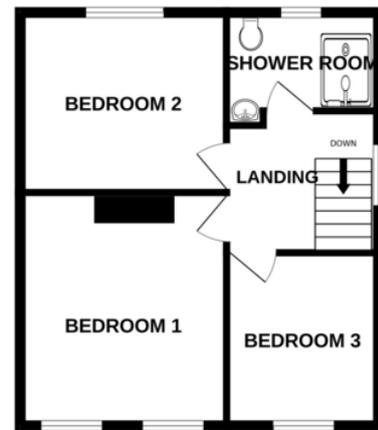
Enclosed rear garden with patio area to the rear of the property, rest mainly laid to lawn with shrub borders, outside tap, timber shed.



GROUND FLOOR  
810 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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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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