



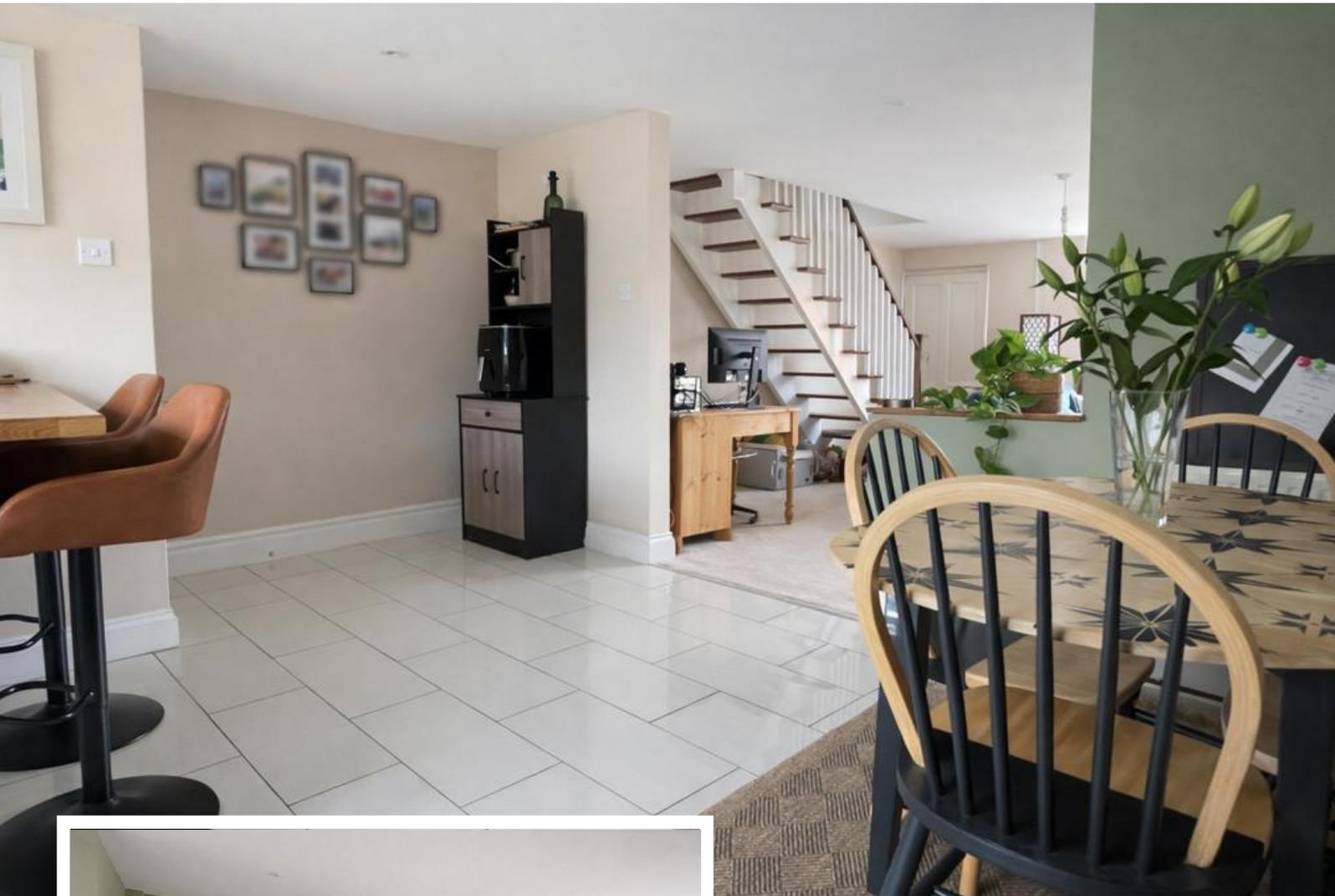
dm^g
DAVID MARTIN
GROUP

Bijou Close
Tiptree, CO5 0DQ

£290,000
EPC Rating 'C'

- Two Bedroom Terraced House
- Spacious Lounge & Kitchen/diner
- Garage
- No Onward Chain





Property Description

David Martin Estate Agents are pleased to offer for sale this extended and well-presented two-bedroom terraced house, ideally situated in the popular village of Tiptree within walking distance of local schools, shops and amenities. The accommodation comprises an entrance porch, spacious lounge and an open plan kitchen/dining room with access to the rear garden. To the first floor there are two double bedrooms and a family bathroom. Outside, the property benefits from front and rear gardens and a garage in a block. Offered for sale with no onward chain, early viewing is highly recommended.



ENTRANCE PORCH

Enter the property via an entrance door to front aspect, windows to front and side, laminate flooring, wall mounted gas fired boiler, radiator, door to:

LOUNGE

15' 06" x 13' 11" (4.72m x 4.24m) Window to front, two radiators, open fire, stairs rising to first floor landing, open to:

KITCHEN/DINING

17' 03" x 13' 11" (5.26m x 4.24m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, four ring electric hob with extractor over, double oven, space and plumbing for washing machine, dishwasher and fridge/freezer, peninsula with storage beneath and breakfast bar, built in storage cupboard, radiator, window and door to rear garden.

LANDING

Loft access, airing cupboard housing hot water cylinder.

BEDROOM ONE

12' 04" x 10' 08" (3.76m x 3.25m) Window to front, built in cupboard with hanging rails, radiator.

BEDROOM TWO

13' 03" x 8' 09" (4.04m x 2.67m) Window to rear, radiator.

BATHROOM

Window to rear, panel enclosed bath with shower over, low level W.C, hand wash basin, tiled floor, part tiled walls, heated towel rail.





OUTSIDE

FRONT

Front garden laid to lawn with shrub borders. Single garage in a block.

REAR GARDEN

Enclosed rear garden with patio seating area with pergola over, Shrub planters, outside tap. Gated rear access to garage block.

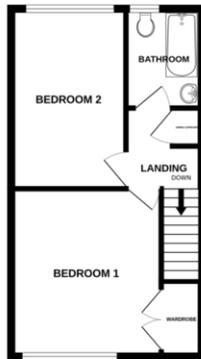
AGENT NOTE

The Property was fitted with a new gas boiler and hot water cylinder in November 2025.

GROUND FLOOR
496 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, ceilings, walls and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee will be made regarding their operation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin
 35a Church Road
 Tiptree
 Colchester
 Essex

www.dmgtiptree.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