



- Detached bungalow
- Ample off road parking
- Garage
- Conservatory
- Popular village location
- Modern kitchen with fitted appliances
- Refitted bathroom suite
- Well maintained gardens

63a New Road, Tiptree, Colchester, Essex. CO5 0HW.

** Guide Price £340,000 - £360,000 **Originally built as a three bedroom property, this much improved and deceptively spacious two / three bedroom detached bungalow has been reconfigured slightly by the current owners, to offer additional living accommodation as opposed to a third bedroom. The property itself is set back from the road and it also occupy's a generous plot, making it ideal for any perspective purchaser wanting a quiet village location, as well as all the accommodation on one level.



Property Details.

Entrance Hall

UPVC entry door to front, radiator, loft access, laminate flooring, door to storage cupboard

Lounge & Dining room



22' 9" x 15' 9" (6.93m x 4.80m) Carpet, radiator, double glazed window to rear, double glazed doors to rear, television point, telephone point

Kitchen



8' 8" x 8' 8" (2.64m x 2.64m) Smooth ceiling, double glazed window to side, double glazed door to side, matching wall & base units, roll top worktops, sink with inset drainer, tiled splash back, tiled floor, integrated oven, integrated microwave, extractor hood, integrated washing machine, integrated dishwasher, door to pantry, space for American style fridge / freezer

Conservatory



21' 1" x 7' 3" (6.43m x 2.21m) UPVC sealed unit, dwarf wall beneath, laminate flooring, UPVC French doors to rear

Property Details.

Bedroom One



11' 3" x 11' 1" (3.43m x 3.38m) Carpet, radiator, double glazed bay window to front, television point

Bedroom Two



11' 8" x 6' 7" (3.56m x 2.01m) Carpet, radiator, double glazed window to side, television point

Bathroom



Smooth ceiling, opaque double glazed window to side, low level W/C, hand wash basin with vanity unit, panelled bath with shower over, fully tiled walls, tiled floor, towel rail

Rear Garden



Mainly laid to lawn, patio area, raised decking with undercover seating area, outside tap, outside light, access to garage, enclosed by panelled fencing, side access via wooden gate

Parking & Garage

Block paved driveway which provides off road parking for multiple vehicles, enclosed by brick wall, access to the single garage

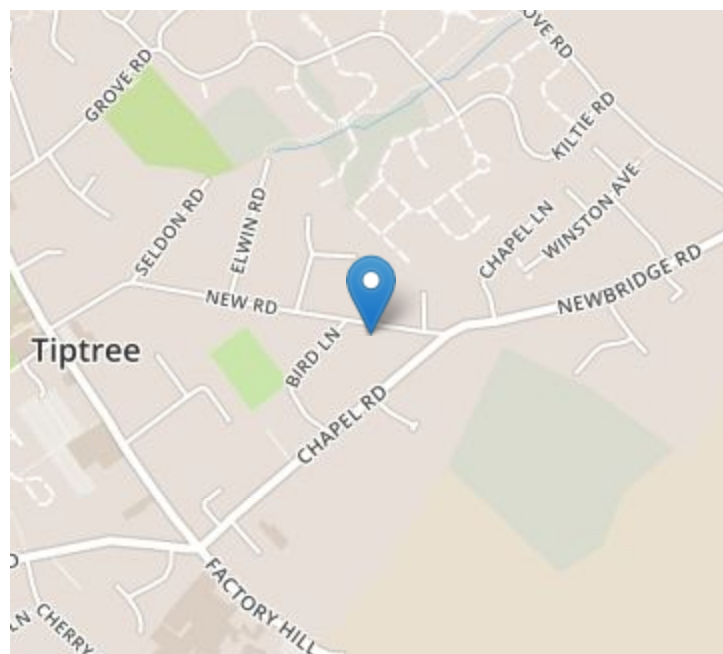
Property Details.

Floorplans

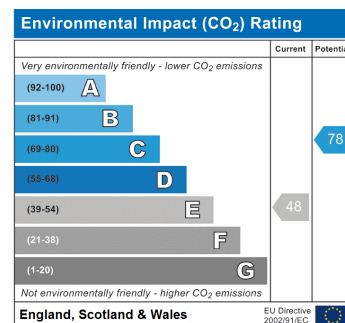
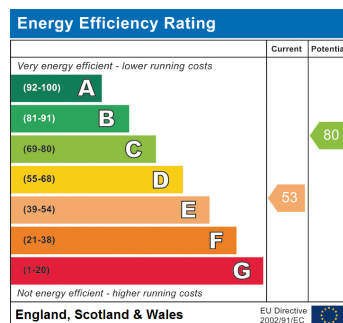


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

