



- Extended Family Home
- Three Bedrooms
- Two Reception Rooms
- Refitted Kitchen
- Front & Rear Gardens
- Popular Village Location
- Garage

Vine Road, Tiptree, Colchester, Essex. CO5.

* Guide Price £280,000 - £300,000 *

Situated in the ever popular village of Tiptree, is this three bedroom extended family home which we feel could benefit from a minor programme of refurbishment. The property is conveniently positioned just a short walk from many of the villages amenities including a selection of local shops, pubs and Primary and Secondary Schooling. Internally some highlights include a spacious sitting room, an extended kitchen diner which also provides access to the rear garden, a ground floor cloakroom, three good sized bedrooms and a family shower room. Outside you will find mature gardens with shrubs and flower beds, a single garage and ample off road parking. An early internal viewing is strongly advised....



Property Details.

Ground Floor

Entrance

Double glazed entrance door to:

Entrance Hall

Storage cupboard

Cloakroom

Low level WC, hand wash basin, double glazed window to rear

Lounge



15' 2" x 17' 7" reducing to 11' 8" (4.62m x 5.36m reducing to 3.56m)

Two double glazed windows to front

Kitchen



11' 1" x 12' 6" (3.38m x 3.81m)

Inset sink unit with right hand drainer and cupboards under, work surfaces to side with a matching range of wall and base units with further drawers and cupboards under, space for appliances, cooker to remain, wood effect flooring

Dining Room



10' 3" x 11' 7" (3.12m x 3.53m)

Patio doors to rear, double glazed door to side, double glazed window to side, wood effect flooring

First Floor

First Floor Landing

Double glazed window to side, cupboard

Bedroom One



Property Details.

14' 1" x 9' 5" (4.29m x 2.87m)

Double glazed window to front, radiator

Bedroom Two



10' 4" x 11' 4" (3.15m x 3.45m)

Double glazed window to rear, radiator

Bedroom Three



9' 6" x 7' 9" (2.90m x 2.36m)

Double glazed window to front, radiator

Bathroom



Low level WC, vanity hand wash basin with cupboards under, walk in shower cubicle, double glazed window to rear, heated towel rail

Outside

Front

To the front of the property there is a driveway with parking for three/four cars leading down to garage, side gate giving access to the rear

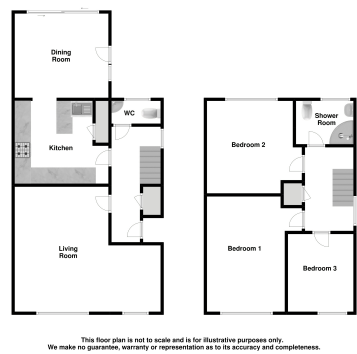
Garden



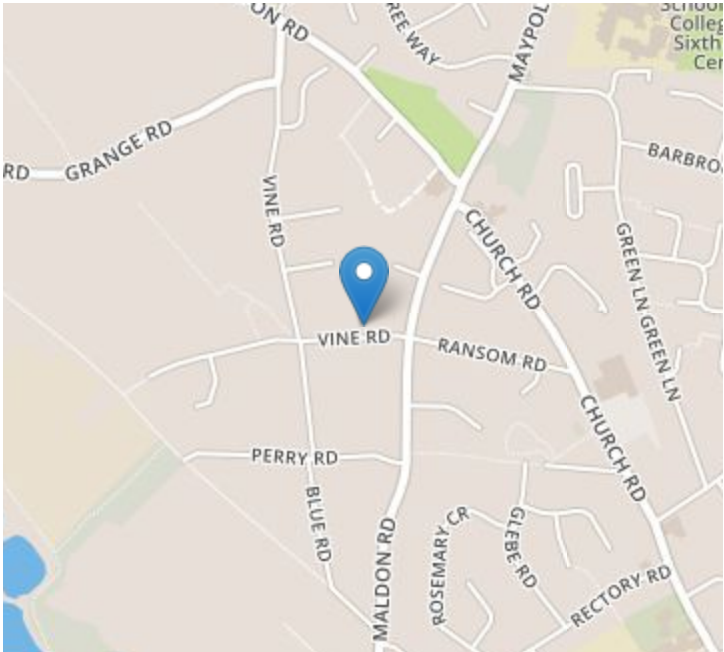
The rear garden commences with paved patio area, garden laid to lawn with flower and shrub borders

Property Details.

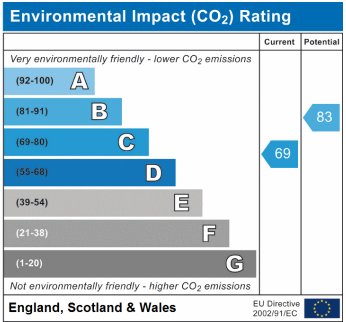
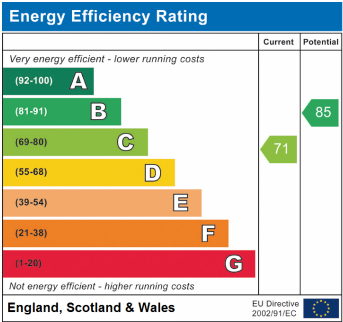
Floorplans



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.