holden
Estate Agents

Southgate Crescent, Tiptree, Colchester, Essex £285,000

- Three bedroom semi-detached property
- Sitting Room
- Private rear garden
- Solar Panels
- Close to Village Centre
- En- suite and Family Bathroom
- Dining Room
- Garage and allocated parking
- Double glazed windows
- Cul de sac location
- Energy Performance Certificate - B

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The Property Ombudsman SALES

Holden Estate Agents Tiptree are pleased to offer this three bedroom semi detached home tucked away in a Cul De Sac location. The property benefits from Parking on the Driveway which leads to the Garage and a relatively PRIVATE & UN-OVERLOOKED rear Garden backing on to WOODLAND & OPEN PLAYING FIELDS. Internally the accommodation includes two open plan reception rooms, ground floor cloakroom, kitchen overlooking the rear garden, three good sized bedrooms, en suite shower room and family bathroom. Viewing this home is strongly advised as to appreciate it's delightful position and versatile accommodation on offer. energy efficiency Rating: B.

Entrance Hall
Obscure double glazed door to front, radiator, wood flooring.

Cloakroom
Obscure double glazed window to the front, radiator, low level w.c., corner wash hand basin with mixer tap, tiled walls and floor.

Living Room - 17' 0" x 12' 6" (5.18m x 3.81m)
Double glazed window to front, two radiators, television point, coved to ceiling, door to:

Dining Room - 10' 4" x 8' 1" (3.15m x 2.46m)
Double glazed double doors to rear, radiator, coved to ceiling, door to:

Kitchen - 10' 7" x 7' 3" (3.23m x 2.21m)
Double glazed door to rear, double glazed window to rear, range of base and wall units, stainless steel single drainer sink unit, space and plumbing for washing machine, wall mounted boiler, space and plumbing for slimline dishwasher, 4-ring electric hob, low level oven, space for fridge/freezer, extractor fan, part tiled walls.

First Floor Landing
Double glazed window to side, access to loft, access to airing cupboard with radiator.

Bedroom One - 10' 7" x 10' 3" (3.23m x 3.12m)
Double glazed window to rear overlooking playing fields, fanlight window, radiator, space for double wardrobe, coved to ceiling.

En Suite
Three piece suite comprising tiled shower cubicle, pedestal wash hand basin, low level w.c., tiled walls and floor, radiator.

Bedroom Two - 12' 6" x 7' 9" (3.81m x 2.36m)
Double glazed window to front, radiator, coved to ceiling, wood effect flooring.

Bedroom Three - 8' 10" x 7' 8" (2.69m x 2.34m)
Double glazed window to front, radiator, full length storage cupboard, wood effect flooring.

Bathroom
Obscure double glazed window to rear, radiator, low level w.c., panelled bath with mixer tap, shower above, wash hand basin with mixer tap and cupboard below, light/shaver point, extractor fan, tiled walls and floor.

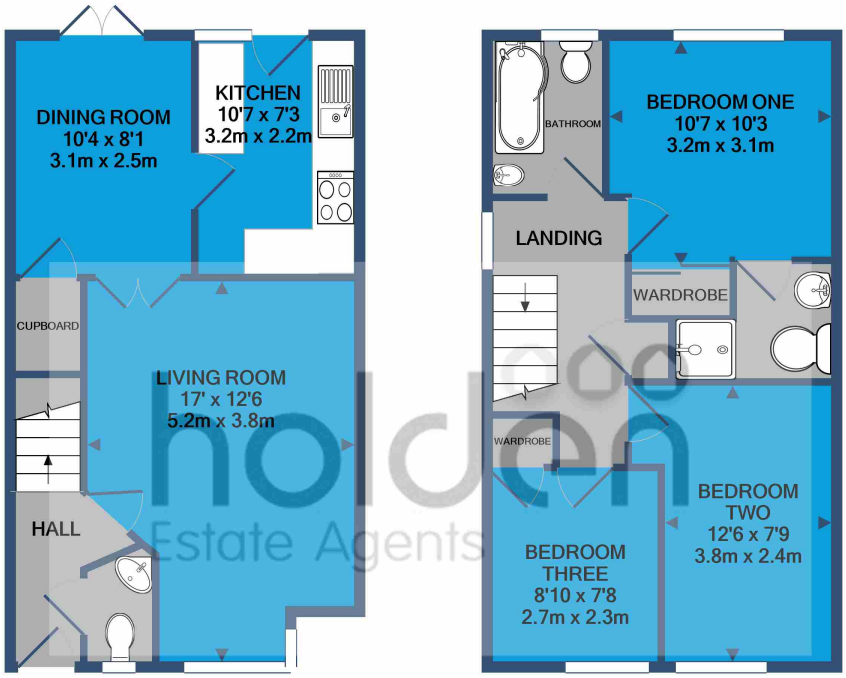
Frontage
Parking space on Driveway leading to Garage, access to Garden via side gate.

Garage
Accessed via an up and over door. Rafter storage space.

Rear Garden
Commences with paved patio area leading to area of artificial lawn, outside tap, timber shed and summer house, with decked area to rear, planting borders to one side, pathway to frontage.

Solar Panels
We are informed that solar panels are fitted to the property under a lease rental scheme.

FLOOR PLAN | Southgate Crescent Tiptree Colchester CO5 0QW



GROUND FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 837 SQ.FT. (77.8 SQ.M.)

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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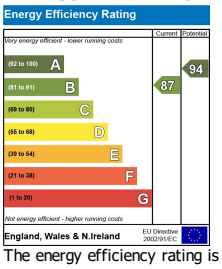
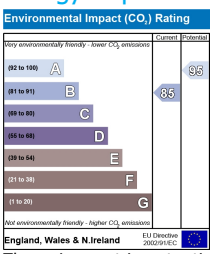
ENERGY GRAPHS

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Energy Impact Rating



The environment impart rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Every effort has been made to ensure that consumers are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer must have information verified by their own solicitors or other advisers. These details form part of our database, which is protected by database rights and copyright laws. No unauthorised copying or distribution without permission.

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