

oakheart



£300,000

Guide Price
Walnut Tree Way, Tiptree

Guide Price of £300,000 - £325,000. Oakheart Property is delighted to present to the market this three bedroom detached property in the sought after village of Tiptree. Benefitting from numerous refurbishments including kitchen, bathroom, decoration and floorings internally and landscaped gardens externally.

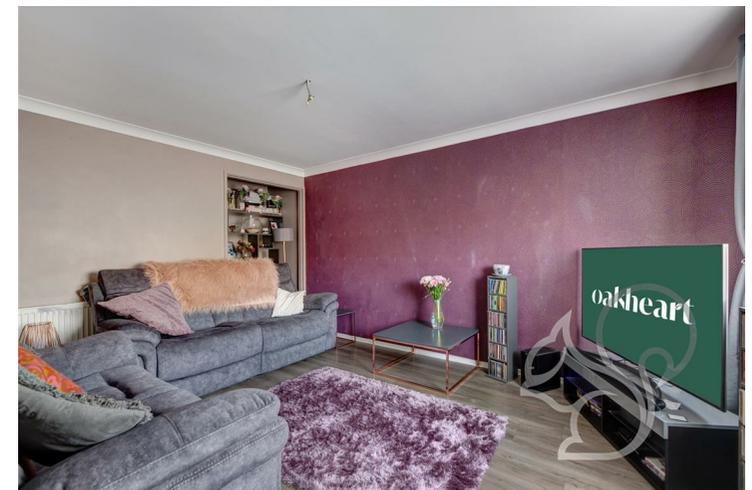
On the ground floor the entrance hall offers stairs to the first floor and a door to a lounge with a window to the front aspect and a storage recess, a ground floor cloakroom and a previously mentioned recently installed kitchen with an extensive range of high gloss cupboards and drawers, breakfast bar, integrated fridge,

freezer, integrated Zanussi oven and hob with extractor, and contemporary style vertical radiator and oversized tiled floor.

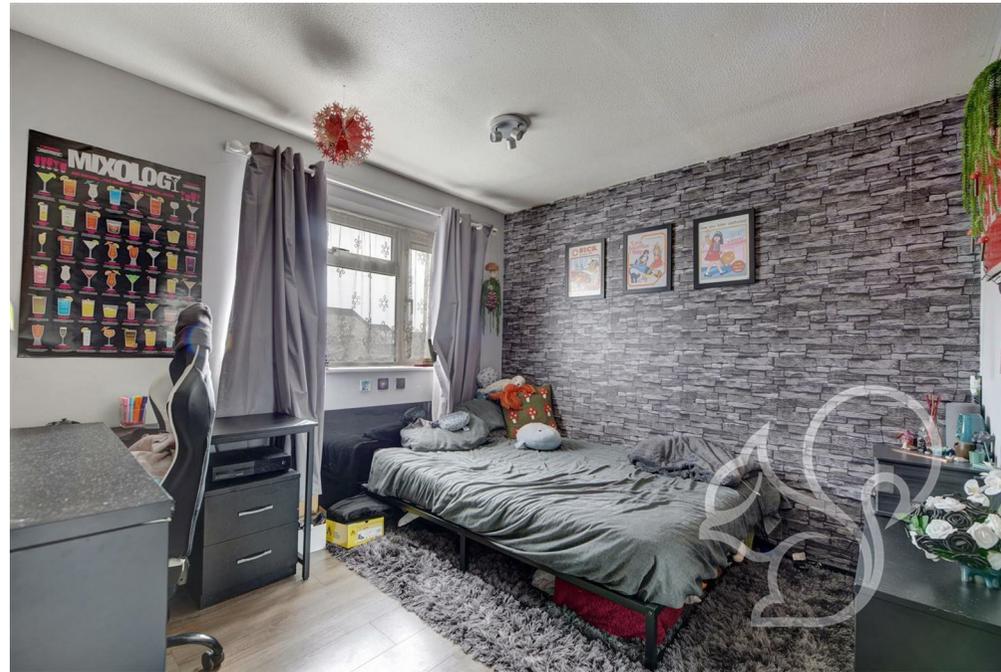
On the first floor, the principal bedroom has a window to the front aspect and an integrated wardrobe, the second bedroom has an integrated wardrobe and window overlooking the rear gardens, and there is one further bedroom. The family bathroom incorporates P-shaped bath with wall mounted shower, a contemporary style rectangular sink, an integrated mirror with Bluetooth connection and a tiled floor.

Externally the rear garden is L-shaped and benefits from part walled, part fence to borders, extensive paved areas and paths with gated access to the front. The front offers a recently laid extensive block paved drive with parking for six vehicles and gated access to the rear.

For an Internal Inspection please call Oakheart Mersea.

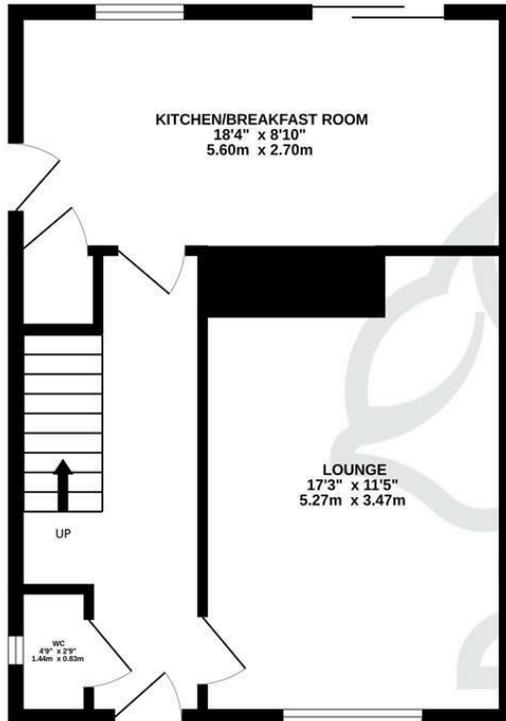




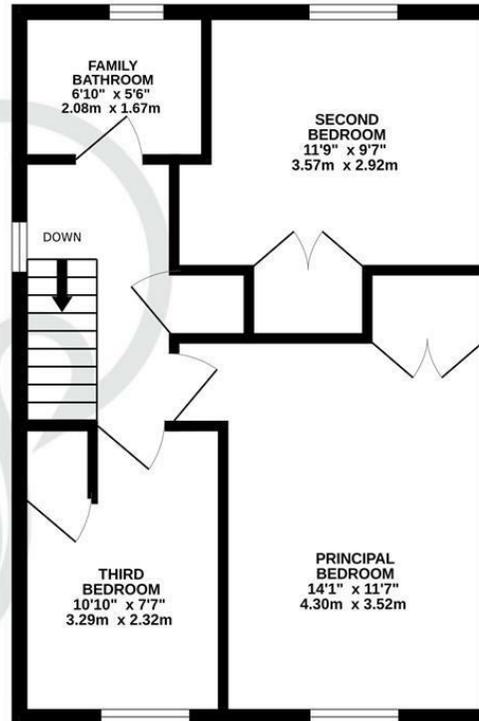




GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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