



## 3 Bedroom Semi-Detached House located in Tiptree.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Townsend Road Tiptree Colchester CO5 0ND



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## FULL DESCRIPTION

### OVERVIEW

We are delighted to offer this three bedroom semi-detached house benefiting from garage and further off road parking, enclosed rear garden.

### ENTRANCE PORCH

Leading through too;

### ENTRANCE HALL

Stairs to first floor, radiator, understairs storage cupboard.

### LOUNGE

**18' 8" x 12' 3" (5.69m x 3.73m)**

Double glazed window to front, radiator, brick built fireplace incorporating electric fire.

### KITCHEN/DINER

**18' 4" x 9' 9" (5.59m x 2.97m)**

One and a half bowl single drainer sink unit with cupboards under, matching base and eye level cupboards, work surfaces, space for washing machine, fridge freezer and dishwasher, integrated double oven and hob, radiator, double glazed window and sliding patio doors to rear, obscure double glazed door to side, storage cupboard.

### CONSERVATORY

**18' 3" x 9' 9" (5.56m x 2.97m)**

Double glazed windows and French doors to rear garden, radiator.

### LANDING

Obscure double glazed window to side, airing cupboard.

### BEDROOM ONE

**13' 8" x 9' 4" (4.17m x 2.84m)**

Double glazed window to front, radiator.

### BEDROOM TWO

**12' 0" x 9' 8" (3.66m x 2.95m)**

Double glazed window to rear, radiator.

### BEDROOM THREE

**8' 7" x 7' 7" (2.62m x 2.31m)**

Double glazed window to front, radiator.

### BATHROOM

White suite comprising of panelled bath with shower above and guard, wash basin, low level WC, radiator, obscure double glazed window to rear.

### OUTSIDE

Side access to rear garden which is laid to lawn, patio area, shed to remain, enclosed by fencing.

### GARAGE

In a block of three with up and over door with a parking space in front of. There is also a further off road parking space.

Guide Price  
**£325,000-**  
**£350,000**





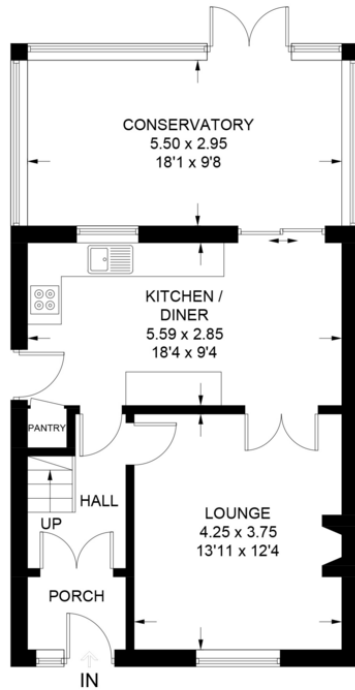


**Townsend Road, Tiptree CO5 0ND**

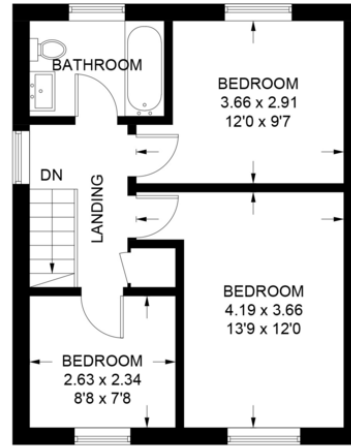


### Townsend Road

Approximate Gross Internal Area = 99.9 sq m / 1075 sq ft



**Ground Floor**  
59.3 sq m / 638 sq ft



**First Floor**  
40.6 sq m / 437 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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