



13 Caxton Close, Tiptree, Essex CO5 0HA Price £285,000

FOR SALE WITH NO CHAIN IS THIS CENTRALLY LOCATED THREE BEDROOM HOME. The property features Three First Floor Bedrooms and a Family Bathroom. The Ground Floor comprises Kitchen, Cloakroom and L shaped Lounge/Diner with adjoining Conservatory leading to the Private Garden. Externally, the property benefits from two allocated spaces and the Garden which has access to the side of the property and benefits from a decked seating area and a Timber Shed. EPC rating: C. Council Tax Band: C.



Bedroom

Two double glazed windows to rear, television point, coved to ceiling, ceiling fan.

Bedroom

Double glazed window to front, radiator, telephone point, storage cupboard, cove to ceiling,

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Bathroom

Low level w.c., P-Shaped bath, with mixer tap and shower above, pedestal wash hand basin with mixer tap, part tiled to walls, extractor fan, shaver point, heated towel rail.

Landing

Access to loft stairs down to:

Entrance Hall

Entrance door to front, radiator, full length storage cupboard.

Cloakroom

Obscure double glazed window to front, low level w.c., pedestal wash hand basin with tiled splash backs, radiator.

Kitchen

Double glazed window to front, stainless steel sink/drainer unit with mixer tap, space from oven, range of matching units, space for fridge/fridge, space and plumbing for washing machine and dishwasher, coved to ceiling.

Lounge/Diner

Double glazed window to rear, telephone and television points, two radiators, coved to ceiling, wood effect flooring, door to:

Conservatory

Wood effect flooring double glazed to sides and rear, double glazed sliding door to rear, polycarbonate ceiling.

Rear Garden

Commences with decked seating area, mainly laid to lawn with access to front via side gate, timber shed to rear.

Frontage and Parking

Access to Entrance door, two allocated parking spaces.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

