

Wilkin Drive, Tiptree, CO5 0RS
O.I.E.O £325,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
4/6 High Street, Maldon, Essex, CM9 5PJ
Tel: 01621 855195
maldon@churchandhawes.com

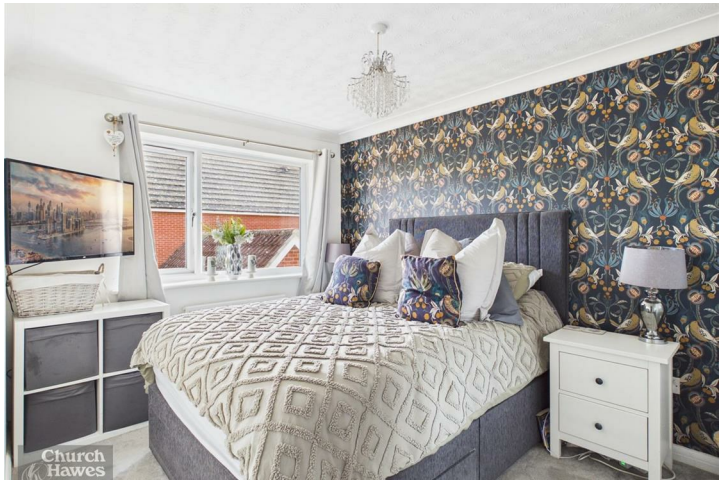
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DO NOT MISS THIS well presented three bedroom terraced home, ideally situated in the sought after location of Tiptree. This property offers a perfect blend of modern living and village convenience, making it an excellent choice.

Upon entering as you pass through the Entrance Hall, you are greeted by a welcoming Living Room, providing a comfortable space for relaxation and entertaining. The Ground Floor Cloakroom adds practical convenience for residents and guests alike. The heart of this home is undoubtedly the Newly Fitted Kitchen, designed with contemporary finishes and ample storage. From here, access is granted to the Fully Landscaped, low maintenance Garden, an ideal outdoor retreat for al fresco dining or simply enjoying the fresh air.

Upstairs, the property boasts Three well proportioned Bedrooms, offering comfortable accommodation for all. These are complemented by a Family Bathroom, ensuring a relaxing space for daily routines. Further benefits include Driveway Parking and a Garage, providing secure off-road parking and additional storage solutions. Located close to the Village Centre, residents will enjoy easy access to a range of local amenities, shops, and services. Tiptree is also well-regarded for its community spirit and proximity to reputable schools, enhancing its appeal as a family-friendly location. With a Council Tax band D, this home represents a fantastic opportunity. Viewing is essential to fully appreciate the quality and lifestyle this property offers.
Energy Efficiency Rating C.







Bedroom 12'7 x 8'9 (3.84m x 2.67m)
Double glazed window to rear, radiator, coved to ceiling.

Bedroom 10'2 x 8'3 (3.10m x 2.51m)
Double glazed window to rear, radiator.

Bedroom 7'10 x 6'1 (2.39m x 1.85m)
Double glazed window to rear, radiator.

Bathroom 6'4 x 5'6 (1.93m x 1.68m)
Obscure double glazed window to front, radiator, pedestal wash hand basin, low level w.c., panelled bath with hand holds, telephone style mixer tap, shower above and shower screen, wood effect flooring.

Landing
Access to loft, stairs down to:

Entrance Hall
Part obscure double glazed door to front, radiator, wood effect flooring, door to Living Room and:

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

Living Room 14'10 x 11'10 (4.52m x 3.61m)
Double glazed window to front, radiator, under staors storage cupboard, coved to ceiling.

Re-fitted Kitchen 15'0 x 8'7 (4.57m x 2.62m)
Double glazed window to rear, double glazed double doors to rear, radiator, range of units integrated Fridge/Freezer, chest level oven, four ring hob with splash back and extractor fan, 1 1/2 bowl sink drainer unit set into work surface with mixer tap, integrated washing machine.

Rear Garden
Commences with paved patio, outside tap, mainly laid to articifica lawn.

Frontage
Area of block paved driveway leading to Garage.

Garage 17'1 x 8'8 (5.21m x 2.64m)
Up and over door to front.

Agents Note, Money Laundering & Referrals

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 themselves 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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

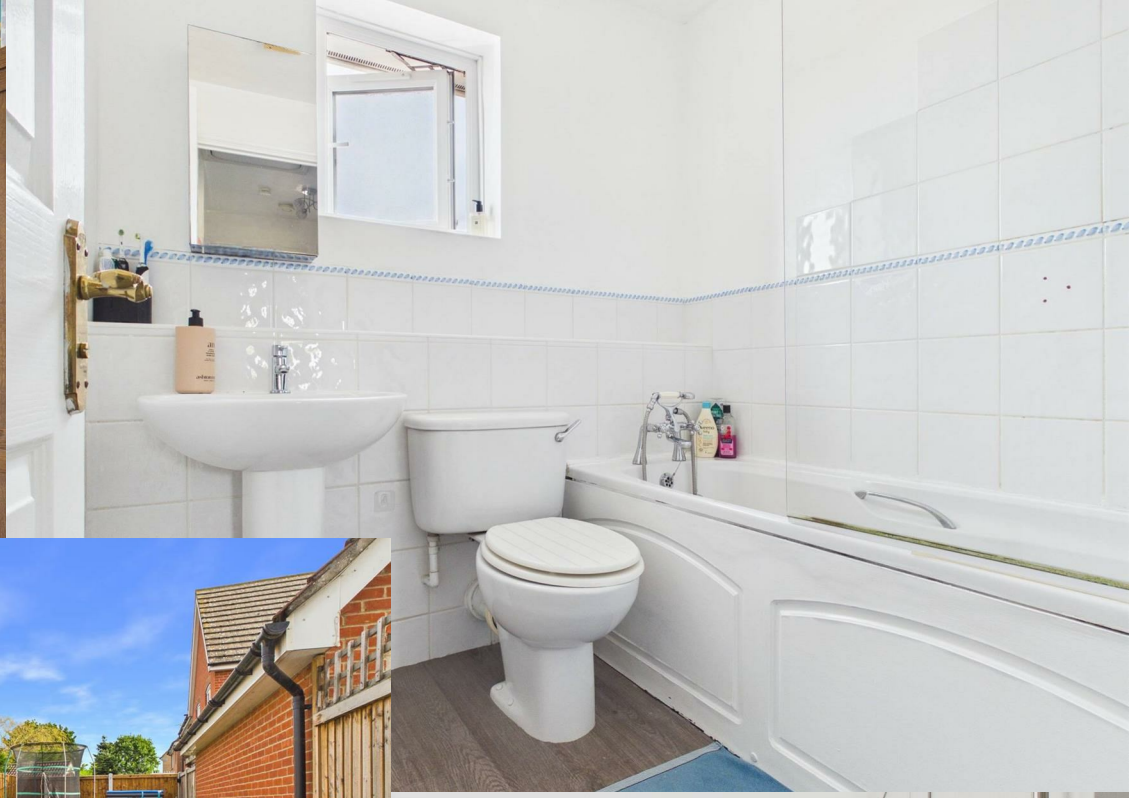
A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

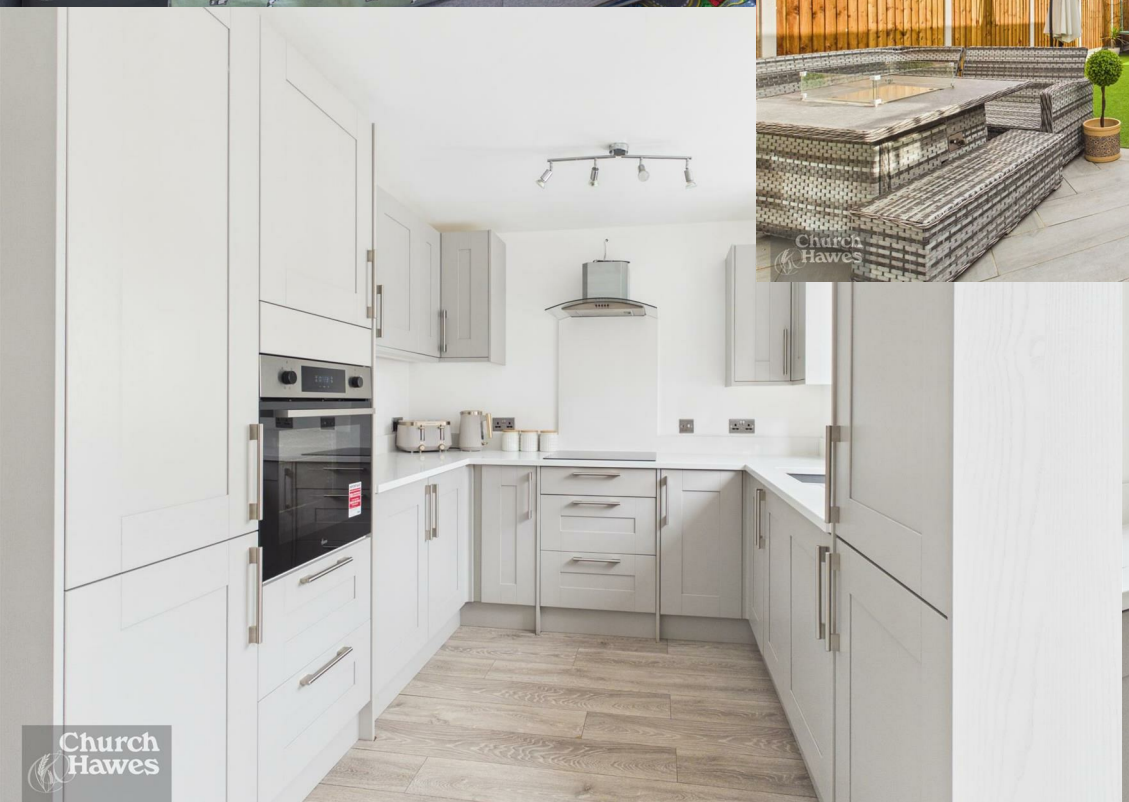
Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.


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Floor 0



Floor 1

Approximate total area(1)

834 ft²

77.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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