

Beresfords

Est 1968



Beresfords

**Guide Price £500,000 - £525,000**

**Freehold | 4 Bed | 2 Bath | House | Detached | Council Tax Band E | EPC B | Ref WIS260115**

# Ager Avenue Tiptree CO5 0GL

Built in 2023 by Bloor Homes Detached four bedroom house boasting a modern, spacious layout with a charming, secluded garden. Features include off-street parking and a garage. Ideal for families seeking a peaceful retreat.

- FOUR BEDROOMS
- DETACHED HOUSE
- NEW DEVELOPMENT BY BLOOR HOMES (2023)
- GARAGE
- LANDSCAPED GARDEN WITH DECKING AREA
- NEW BUILD WARRANTY
- TWO BATHROOMS, INCLUDING AN EN SUITE TO THE PRINCIPAL BEDROOM
- EXCELLENT CONDITION THROUGHOUT
- VIEWING HIGHLY RECOMMENDED
- EASY ACCESS TO A12 ROAD LINKS
- CLOSE TO LOCAL AMENITIES



Scan the QR code for full details and key information on this property.





## Beresfords - Witham Sales

Beresfords Residential  
29 Newland Street  
Witham  
Essex  
CM8 2AF

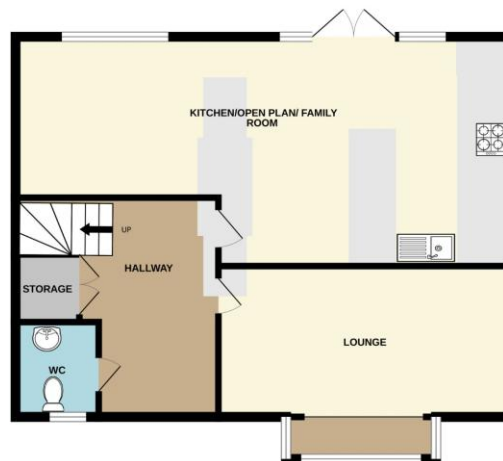
T: 01376 517 777

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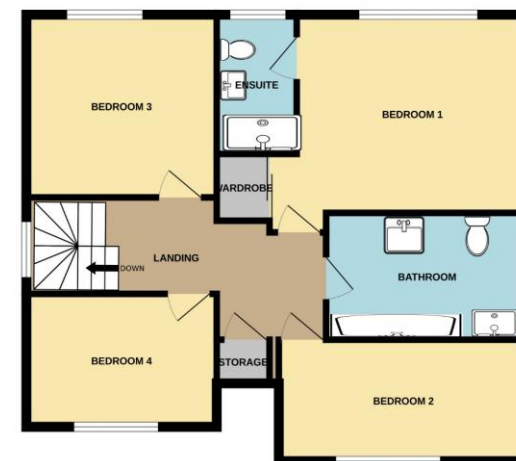
[www.beresfords.co.uk](http://www.beresfords.co.uk)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

GROUND FLOOR



1ST FLOOR



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