

14 Badgers Green, Marks Tey, Colchester, CO6 1XH



Freehold

Guide Price

£400,000 to

£425,000

Subject to contract

2 bedrooms,
1 reception room
1 bathroom



Some details

General information

The accommodation begins with an entrance hall with storage cupboards, airing cupboard, loft access and doors to all rooms. The lounge is a generous dual aspect with living room with feature bay window to front and a further window to the side, there is laminate flooring and a stylish electric feature fireplace. The kitchen/dining room is a beautifully fitted room with a well-appointed array of cupboards and drawers with work surfaces and matching eye level cupboards. There is tiled splashbacks and fitted appliances including a fridge/freezer, eye level double oven, hob with extractor fan, washing machine, dishwasher and wine cooler. The room has a door and window to the side and sliding doors leading into the conservatory with windows to three aspects overlooking the rear garden and French doors leading out.

The main bedroom is a double bedroom with feature bay window to the front and double fitted wardrobe. The second bedroom is a generous single bedroom with window overlooking and leading to the rear garden. The shower room is stylishly fitted with a walk-in shower with rain effect shower over, a low level WC and wash hand basin set in a vanity cupboard. The room is fully tiled and has an obscure window to the side.

Entrance hall

Lounge

16' 9" x 11' 9" (5.11m x 3.58m)

Kitchen/dining room

19' 7" x 11' 9" > 14' 1" (5.97m x 3.58m)

Conservatory

12' 1" x 7' 3" (3.68m x 2.21m)

Bedroom one

12' x 9' 9" (3.66m x 2.97m)

Bedroom two

9' 10" x 7' 5" (3m x 2.26m)

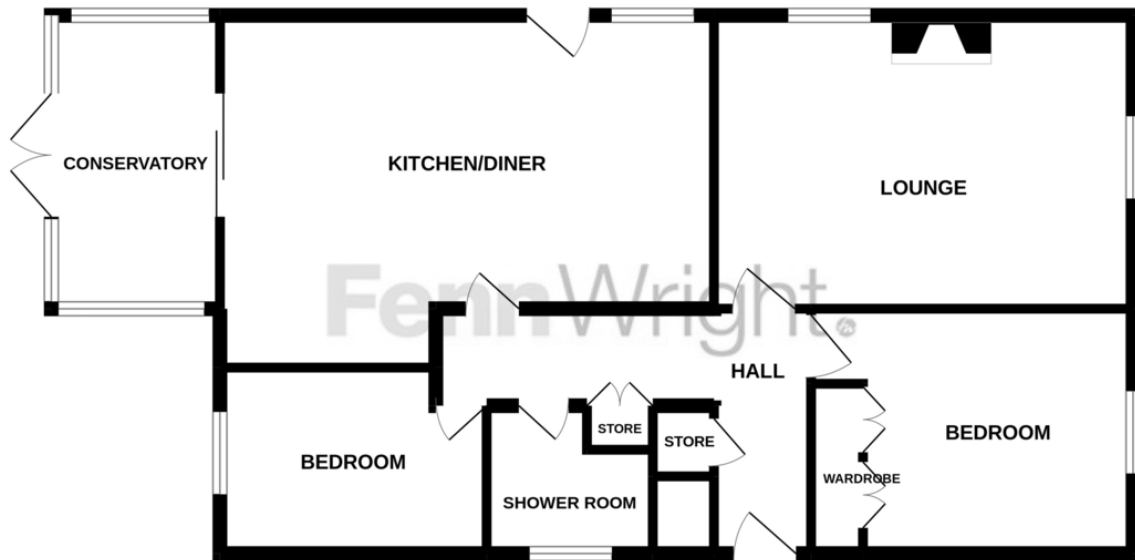
Bathroom

7' 4" x 6' 1" > 4' 5" (2.24m x 1.85m)



****Guide Price £400,000
- £425,000**** A
beautifully presented
two bedroom detached
bungalow situated in
the ever popular village
of Marks Tey, well

GROUND FLOOR



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.
Made with Metropix ©2022



Outside

Occupying a lovely corner plot position the frontage begins with a long driveway providing ample off road parking and leading to a detached garage with up and over door, power and light and a personal access door to the garden. The remaining rear frontage is laid to lawn and there is gated access to the rear garden. The rear garden is majority laid to lawn with a raised seating area to the corner. There is a timber shed to remain and the garden is enclosed by timber fencing.

Location

The property is situated in the popular village of Marks Tey to the west of Colchester city centre, having excellent transport links including Marks Tey mainline station with direct links to London Liverpool Street, as well as easy access to the A120 & A12 dual carriageways. Marks Tey also has good school catchments, amenities, and lovely village walks close by.



Stay ahead
with early bird
alerts...

Hear about homes for sale
before they are advertised
on Rightmove, On the Market
or in the paper.



Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

Our ref - 45211PC

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01206 216 543.

Have *your*
home valued
by us...

and get **FREE professional advice**. Book it now at

fennwright.co.uk

INSERT MAP

Directions

Proceed from our Stanway Tollgate branch along the A12 towards London, taking the first slip road off to Marks Tey. At the roundabout turn right over the A12 dual carriageway then at the next roundabout take the first exit onto the A120. After approx. quarter of a mile turn left onto Ashbury Drive and continue onto Godmans Lane where you will find Badgers Green on your left.

To find out more or book a viewing

01206 216 543

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot test that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and descriptions, dimensions, references to conditions, necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

