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DAVID MARTIN
GROUP

Patten Close

Marks Tey, Colchester, CO6 1ND

Offers In Excess of **£340,000**

EPC Rating 'TBC'

- Detached Bungalow
- CHAIN FREE
- Garage & Off Road Parking
- Low maintenance Rear Garden





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious detached two bedroom bungalow situated in the popular village of Marks Tey with great access to the A12 and mainline train station to London. The property consists of a welcoming entrance hall, spacious lounge with bay window, kitchen/diner with double doors to the rear garden, two bedrooms and a bathroom. Externally the property benefits from a block paved driveway providing off road parking for several vehicles, a garage and a low maintenance enclosed rear garden. The property is being sold CHAIN FREE and we highly recommend a viewing to really appreciate all it has to offer.



ENTRANCE HALL

Entrance to the property is made via part glazed door to side aspect to entrance hall, access to loft space, two radiators, access to loft space, door to:

LOUNGE

16' 10" x 11' 08" (5.13m x 3.56m) Windows to front and side aspect, radiator, TV aerial point, feature fireplace.

KITCHEN/DINER

19' 00" x 11' 10" (5.79m x 3.61m) Comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with cupboards beneath, adjoining worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, electric oven and gas hob inset to remain, island with drawers and cupboards under with breakfast bar, double radiator. Dining area the room is well lit by window to side aspect, half glazed door to side and fully glazed double doors to rear.



BEDROOM ONE

12' 0" x 9' 11" (3.71m x 3.02m) Window to front aspect, radiator, fitted wardrobe.

BEDROOM TWO

10" x 7" (3.02m x 2.29m) Window to rear aspect, storage cupboards, radiator.



BATHROOM

White suite comprising of low flush wc, wash hand basin inset to vanity unit, panel bath, shower cubical, two windows to side aspect, fully tiled walls.



OUTSIDE

FRONT

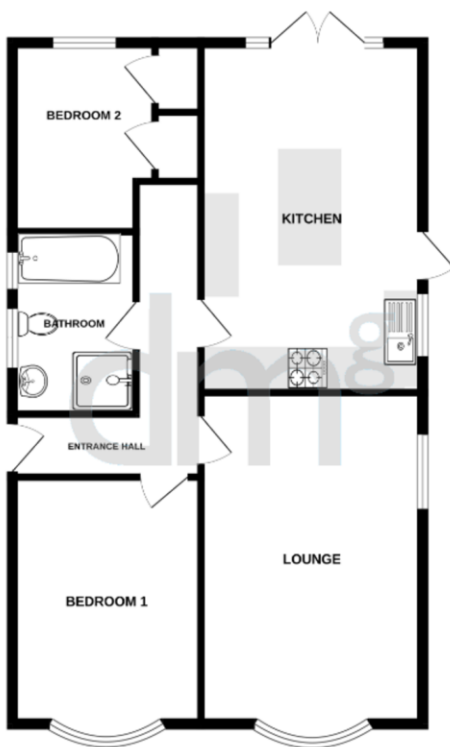
Block paved driveway providing off road parking for several vehicles leading to the garage. Front garden laid to lawn and with beds, side access to rear garden.

GARAGE

Single garage with electric roller door, power and light connected, door to rear garden.

REAR GARDEN

Paved private rear garden with flower beds and lawn area .



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements