



HONINGTON, MOOR ROAD, GREAT TEY,

COLCHESTER, ESSEX CO6 1JH

NP NICHOLAS
PERCIVAL

Set back from the road, and enjoying an enviably proportioned plot (approaching 0.25 acres stls), Honington is a four bedroom detached bungalow located in the popular village of Great Tey to the West of the historic city of Colchester. The property is comprised of a spacious lounge / dining room, kitchen, en-suite shower room to the main bedroom, family bathroom, conservatory and boiler room. There is ample off road parking in addition to the garage, and a mature, secluded and enclosed rear garden.

Tenure Freehold | Oil Fired Central Heating | Council Tax Band E | EPC E



Property

Set back from the road and enjoying an enviably proportioned plot (c. 0.25 acres stls) Honington is a four bedroom detached bungalow located in the popular North Essex village of Great Tey, to the West of the historic city of Colchester.

The entrance hall provides access to the spacious lounge / dining room with fireplace and conservatory to the rear.

The kitchen contains an integrated oven, hob and accompanying extractor hood, there is space for a free standing fridge / freezer and space and plumbing for both a free standing dishwasher and free standing washing

machine. Ample storage is provided by a good array of cupboards and drawers.

The main bedroom is to the front of the property and this is a light and airy double room with built in wardrobes. The accompanying en-suite is comprised of a shower cubicle, handbasin and toilet.

Bedroom two is a double to the side of the property and bedrooms three (with built in wardrobe) and four are good sized single rooms. The fourth bedroom is presently used as a study, a useful space for those that work from home. The four piece family bathroom is comprised of a bath, separate shower cubicle, pedestal handbasin and toilet.

The boiler room completes the internal accommodation.

Outside

Set back from the road, the property provides ample off road parking for several vehicles in addition to the garage. The front garden is mainly laid to lawn.

There is gated side access to the enclosed, secluded rear garden which features mature trees, shrubs and borders and the oil tank is located in the rear garden.

Situation

The property is located upon Moor Road, in the popular village of Great Tey to the west of Colchester, which is within easy reach.

Local village amenities include a popular public house, village hall, mobile farm shop, regular bus service and the noted Barn Brasserie.

The A12 and A120 are easily accessed as is Marks Tey mainline railway station offering direct connections to London, Colchester and Ipswich.

The city of Colchester offers the wide range of shopping, leisure, and recreational facilities expected of a major regional centre.



Agents Notes

The property has oil-fired central heating. Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales

agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





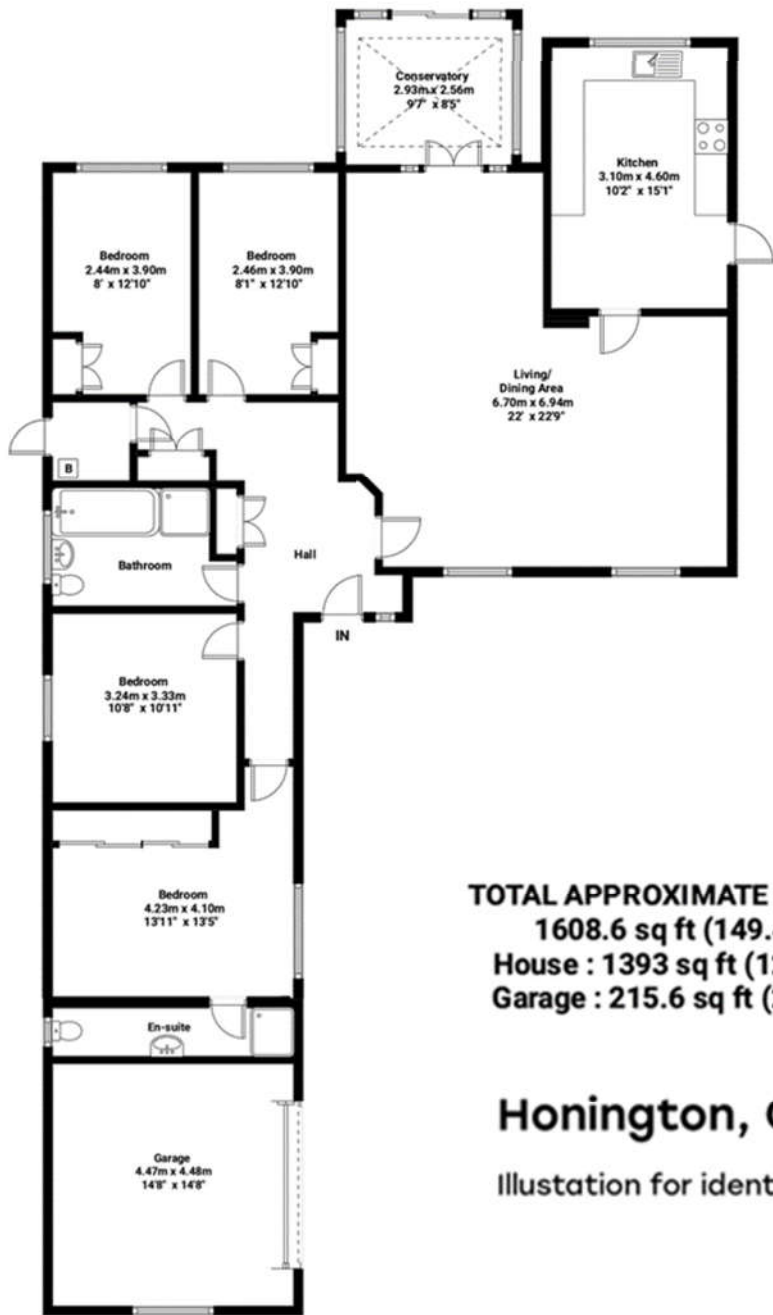
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band E. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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TOTAL APPROXIMATE FLOOR AREA :
1608.6 sq ft (149.44 sq mt)
House : 1393 sq ft (129.41 sq mt)
Garage : 215.6 sq ft (20.03 sq mt)

Honington, Great Tey



Illustration for identification purposes only. Measurements are approximate and not to scale.

