



260 COGGESHALL ROAD, MARKS TEY,

COLCHESTER, ESSEX, CO6 1HT

NP NICHOLAS
PERCIVAL

This extended semi-detached home offers three bedrooms, with the main bedroom located on the ground-floor with en-suite bathroom, sitting room, kitchen / dining room and first floor shower room. Ample parking is provided, the large single garage is restricted to motorcycle access only. There is an enclosed rear garden and the summer house has power and light connected.

Tenure Freehold | Council Tax Band C | Gas Central Heating | EPC C



Property

A storm porch welcomes you to the property, the hallway opens to a spacious sitting room with box-bay window to the front and electric feature fireplace with brick surround. The sitting room leads through into the kitchen / dining room. The well-equipped kitchen features a SMEG range cooker with accompanying extractor hood, integrated NEFF microwave, an integrated Siemens slimline dishwasher and integrated Siemens fridge. Ample storage is provided by a good array of cupboards and drawers in the shaker style which is completed by an attractive worktop.

The rear lobby (with stable door to the driveway) provides access to the main bedroom with views of the rear garden and built in wardrobes. The four piece en-suite Jack and Jill bathroom completes the ground floor accommodation and is comprised of a bath with mixer hose attachment, separate shower cubicle, toilet, handbasin set within a vanity unit and heated towel rail. Ascending the stairs to the first floor there are two further bedrooms, a large double to the front with built in wardrobe and spacious single to the rear. The shower room completes the internal accommodation with shower cubicle,

toilet and handbasin set within a vanity unit.

Outside

To the front of the property there is ample off-road parking for several vehicles, and gated access to the enclosed rear garden. The large single garage is to the rear of the property however vehicular access is restricted to motorcycles. The garage has an electronic roller door and power and light are connected. This useful space could, if required be converted from its original purpose, into a work shop or home gym.

The garden features an ornamental pond, and two patio areas, one of which is to the far end of the plot, where a summer house with both power and light connected is located. The garden is mainly laid to lawn with mature beds and borders.

Situation

The property is located in the popular village of Marks Tey, which benefits from a mainline railway station, a short walk away, with journey times to London Liverpool Street in around 50 minutes. The renowned Barn Brasserie at Great Tey and the Tollgate Retail Park both short drives away with the latter providing a



range of shops and eateries. The city of Colchester offers all the shopping, recreational and entertainment facilities expected of a major regional centre.

Agents Notes

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.





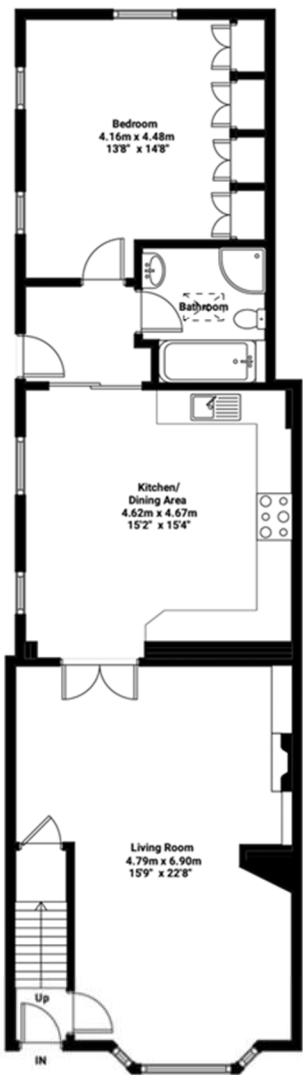
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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, gas, 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 C. **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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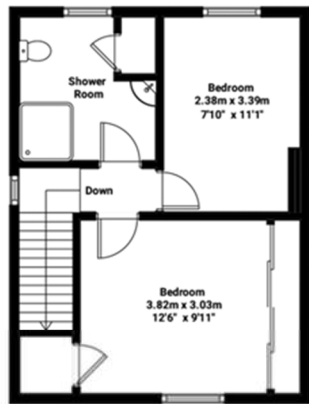
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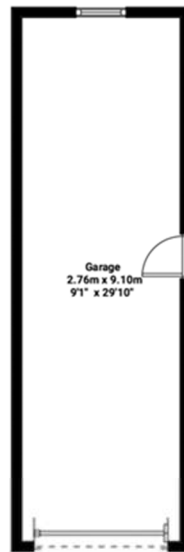




Ground Floor



First Floor



TOTAL APPROXIMATE FLOOR AREA:
1441 sq ft (133.87 sq mt)
House : 1170.7 sq ft (108.76 sq mt)
Garage: 270.3 sq ft (25.12 sq mt)



Coggeshall Road, Marks Tey



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

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