



**Bree Avenue, Marks Tey CO6 1XU**

**welcome to**

## **Bree Avenue, Marks Tey**

Well presented detached bungalow located in the popular Marks Tey with its excellent links into London Liverpool Street, A12 and A120. Two bedrooms, lounge, kitchen, dining room and bathroom. Large driveway and garage. Enclosed rear garden with shed.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Location**

Marks Tey is situated to the west of Colchester and is close to picturesque village of Coggeshall. Marks Tey is ideally positioned for commuters as the mainline railway station is a short walk away as well as the A12 and A120 linking Colchester and Chelmsford. The Village offers a local primary school and short drive to highly rated secondary schools, local shops and supermarkets within 1/2 miles

### **Entrance Hall**

Front entrance door to side and double glazed window to side. Airing cupboard and radiator.

### **Lounge**

19' 2" x 10' 4" ( 5.84m x 3.15m )  
Double glazed radiator to rear and two radiators.

### **Dining Room**

9' 10" x 7' 7" ( 3.00m x 2.31m )  
Radiator and door into :-

### **Kitchen**

10' 4" x 9' 9" ( 3.15m x 2.97m )  
Double glazed window to rear and door into rear garden. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Oven, hob, fridge, freezer and washing machine.

### **Bedroom One**

11' 2" x 10' 4" ( 3.40m x 3.15m )  
Double glazed window to front. Built in wardrobes, dressing table and cupboards. Radiator.

### **Bedroom Two**

9' 10" x 8' 4" ( 3.00m x 2.54m )  
Double glazed window to front. Desk and units (currently used a study). Radiator.





### **Bathroom**

9' 10" x 7' 1" ( 3.00m x 2.16m )

Double glazed window to side. Bath, shower, wash hand basin and wc.

### **Exterior**

#### **Front**

Mainly laid to lawn. Driveway offering ample off road parking.

#### **Rear Garden**

Enclosed by panel fencing. Lawned area with flower and shrub bedding. Garden shed.

#### **Garage**

With power and light connected.

#### **Agents Note**

This is a probate sale. Grant of probate has been applied for.



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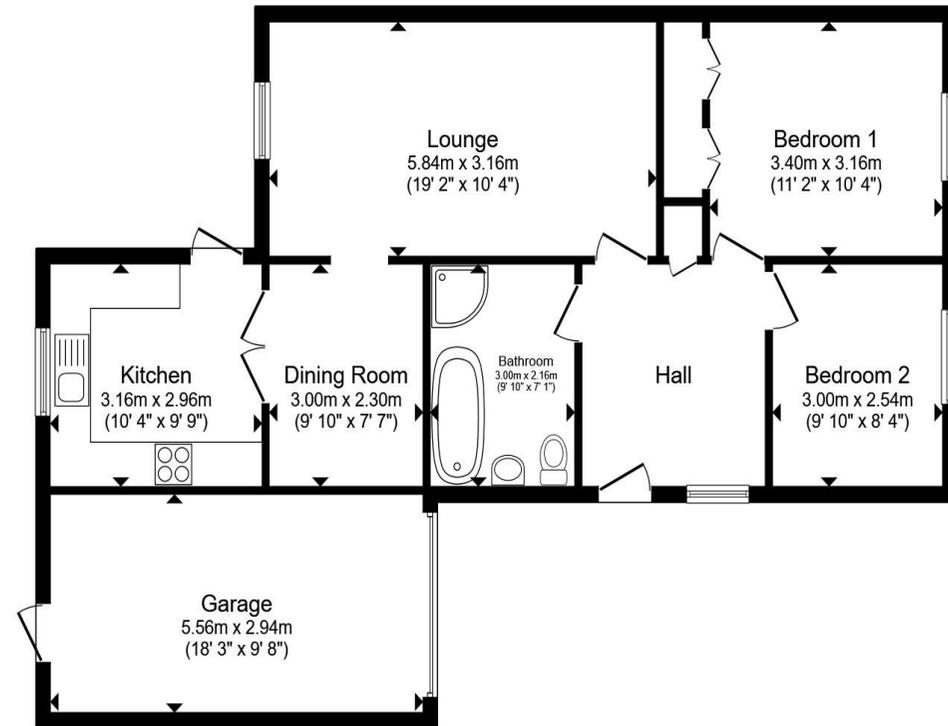
## Bree Avenue, Marks Tey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached bungalow
- Two bedrooms

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: D

guide price

**£325,000**



Floor Plan

Total floor area 89.6 m<sup>2</sup> (964 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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