



LAMB & CO

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## GODMANS LANE, COLCHESTER, CO6 1LU

GUIDE PRICE £300,000

Guide Price £300,000 - £320,000. This charming two-bedroom detached bungalow, located in the desirable village of Marks Tey, offers spacious living in a peaceful setting. Conveniently located near local amenities, schools, and railway station, which provides easy access to London Liverpool Street

- Two Bedrooms
- Utility Room/Office
- Marks Tey
- Low Maintenance Garden
- Dining Room
- EPC - B

## LOUNGE

17'9" 10'7" (5.41m 3.23m)



## DINING ROOM

9'2" 8'10" (2.79m 2.69m)



## KITCHEN

9'10" 8'1" (3.00m 2.46m)



## BATHROOM

6'10" 5'5" (2.08m 1.65m)



## BEDROOM ONE

11'10" 10'8" (3.61m 3.25m)



## BEDROOM TWO

11'4" 8'9" (3.45m 2.67m)



## OUTSIDE REAR



## UTILITY ROOM/OFFICE

20'3" 8'9" (6.17m 2.67m)



## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Additional Info

Council Tax Band: C

Heating: Gas

Services: Mains gas, electricity, water and drainage

Broadband: Ultrafast

Mobile Coverage: O2 Likely

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

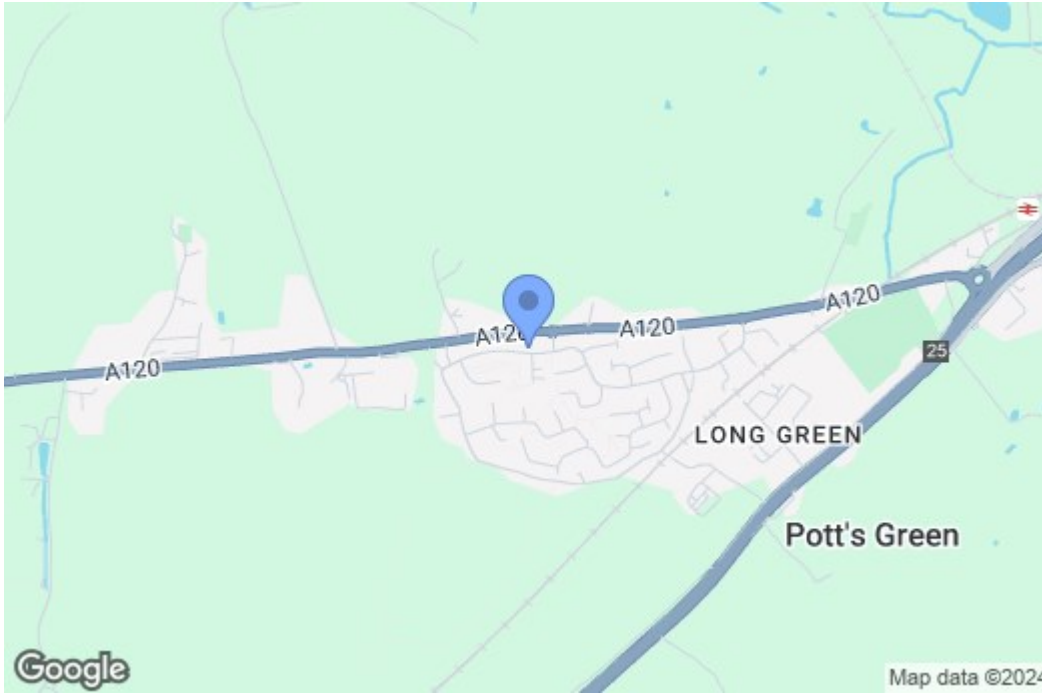
Seller's Position: Needs To Find

Garden Facing: North

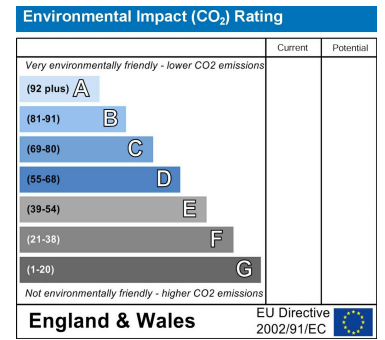
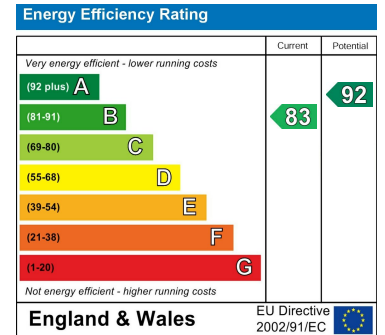
## OUTSIDE



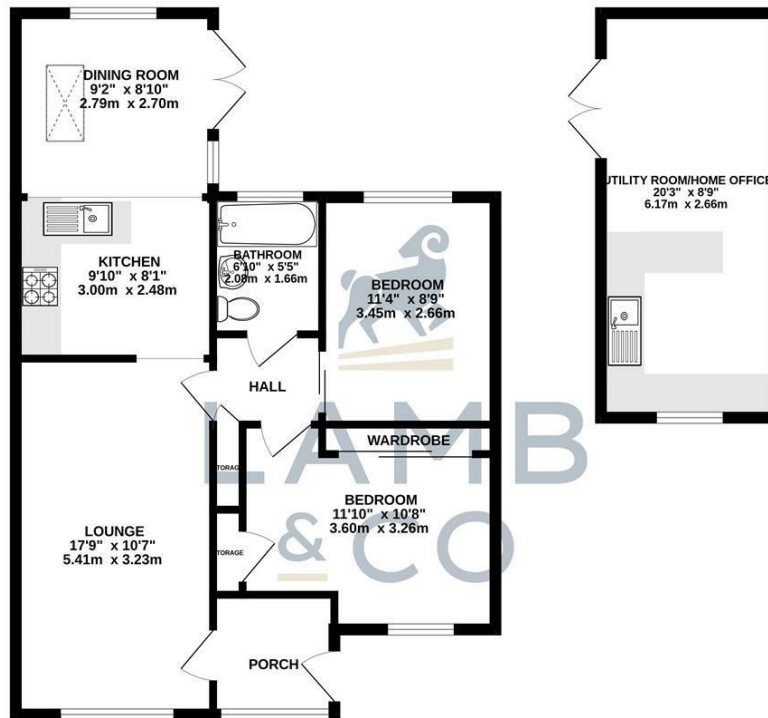
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 850 sq. ft. (79.0 sq. m.) approx.  
 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.  
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