



£280,000

Offers In Excess Of  
London Road, Marks Tey

Located in the popular Marks Tey area is this two-bedroom, semi detached house ideal for anyone looking to move straight into a property. The property is situated within easy walking distance to Marks Tey Train Station with direct links to London Liverpool Street and is only a short distance from the A12 and Tollgate retail park, also within easy reach is good schooling and plenty of other amenities.

Internally the well-presented accommodation comprises a spacious lounge/diner, leading into a modern kitchen, two generous double bedrooms and a large three-piece bathroom suite, whilst externally the property offers an extensive rear garden with a sun trapped patio area.

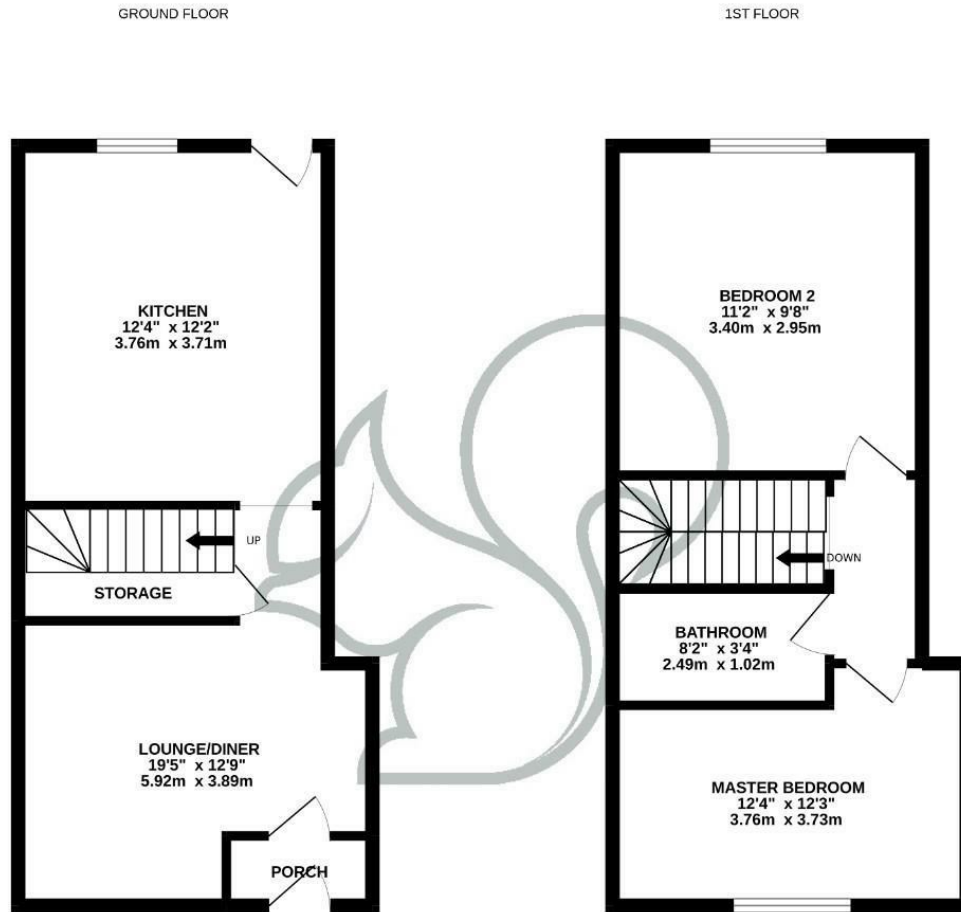
To the front of the property you are provided with driveway parking.











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.  
Made with Metropix 52022

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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