

Chrismund Way, Great Tey CO6 1AZ



welcome to

Chrismund Way, Great Tey

** GUIDE PRICE £440,000 - £460,000 ** Beautifully presented four bedroom detached family home. Located in the popular village of Great Tey and offering open plan lounge/diner, kitchen and ground floor cloakroom. First floor bathroom. Garage and ample off road parking.













Location

Great Tey is a picturesque village. Benefiting from access to Marks Tey mainline railway station with links to London Liverpool Street station. Conveniently placed between Colchester and Braintree via the A120 making it ideal for families and commuters.

Entrance Hall

19' 8" x 6' 6" (5.99m x 1.98m)

Double glazed entrance door into. Double glazed window. Stairs rising to first floor.

Cloakroom

Double glazed window to side. Wash hand basin, w/c and radiator.

Kitchen

11' 4" x 9' 3" (3.45m x 2.82m)

Double glazed window to rear. Double glazed door to side. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Space for fridge/freezer and oven.

Lounge / Diner

29' 5" x 17' 2" max (8.97m x 5.23m max) Double glazed window to front. Doors to rear and double glazed window to rear.

First Floor

Landing

Bedroom One

13' 2" x 10' 3" (4.01m x 3.12m) Double glazed window to front.

Bedroom Two

10' 3" x 10' 2" (3.12m x 3.10m) Double glazed window to front.

Bedroom Three

9' 9" x 8' 11" (2.97m x 2.72m) Double glazed window to rear.

Bedroom Four

9' x 6' 9" (2.74m x 2.06m) Double glazed window to rear.

Bathroom

Double glazed window to rear.

Exterior

Front

Block paved driveway leading to garage and front of property. Lawned area and side access gate.

Garage

Up/over door to front with power and light connected.

Rear Garden

Enclosed by panel fencing. Patio area leading onto lawned area.

Agents Note

Vendor has advised us that there is approx 10 years remaining on a high return tariff. Please ask us for more details at viewing.





welcome to

Chrismund Way, Great Tey

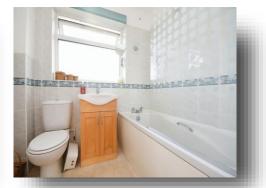
- · Extended detached family home
- Four bedrooms
- Off road parking and garage
- Bathroom
- Ground floor cloakroom

Tenure: Freehold EPC Rating: C

guide price

£440,000 - £460,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGS105389



Property Ref: CGS105389 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01376 561204



Coggeshall@williamhbrown.co.uk



2 Market Hill, Coggeshall, COLCHESTER, Essex, CO6 1TS



williamhbrown.co.uk