



**Godmans Lane, Marks Tey CO6 1LU**



**welcome to**

**Godmans Lane, Marks Tey**

**\*\* Guide Price £375,000 - £400,000 \*\*** Beautifully presented extended bungalow located in the popular Marks Tey with its excellent links into London Liverpool Street, A12 & A120. Two double sized bedrooms, large lounge, kitchen and bathroom with shower. Front and rear gardens, driveway & garage.



### 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 and local shops. Large supermarkets a few miles away.

### Entrance Hall

Entrance door to front. Large and wide so ideal for wheelchair access. Loft access, tiled flooring and doors into :-

### Bedroom One

17' 2" x 10' 2" ( 5.23m x 3.10m )  
Double glazed window to front.

### Bedroom Two

14' 2" x 10' 3" ( 4.32m x 3.12m )  
Double glazed window to front.

### Bathroom

10' 10" x 8' 4" ( 3.30m x 2.54m )  
Double glazed window to side. Modern and spacious bathroom with freestanding bath, walk-in shower with rain shower fitting, space for possible shower seat/stool, w.c, and vanity unit with stone basin. Part-tiled walls, Quartz tiled flooring with underfloor heating.

### Lounge

24' 10" x 14' ( 7.57m x 4.27m )  
Double glazed French doors to rear with matching side panels .Double glazed window to rear and double glazed door to side.

### Kitchen

13' 8" x 8' 2" ( 4.17m x 2.49m )  
Double glazed window to side. Modern and well presented kitchen with a range of wall and base units with wooden worksurfaces incorporating a butler sink. Five ring gas hob, double oven and extractor fan. Tiled splashbacks and space for washing machine.

### Exterior

#### Front

Block paved driveway offering ample parking. Lawned area and shrub borders.

#### Garage

Electric up/over door to front. Power and light connected.

#### Rear Garden

Side access gate into. Enclosed by panel fencing with lawned area, path and shrub borders.



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## Godmans Lane, Marks Tey

- Extended bungalow with the potential for further extension and home office
- Two double bedrooms
- Kitchen
- Large lounge
- Large bathroom with walk in shower

Tenure: Freehold EPC Rating: D

guide price

**£375,000 - £400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGS105506 - 0004

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