



Ley Field, Marks Tey CO6 1LZ

welcome to

Ley Field, Marks Tey

- Detached family home
- Three bedrooms
- First floor bathroom
- Two reception rooms
- Summerhouse /office

Tenure: Freehold EPC Rating: D

guide price

**£350,000 –
£375,000**

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

Lounge

13' 9" x 13' 1" (4.19m x 3.99m)
Double glazed window and radiator.

Snug

15' 2" x 8' 4" (4.62m x 2.54m)
Double glazed windows to front and side. Radiator.

Kitchen

13' 2" x 9' 6" (4.01m x 2.90m)
Double glazed window to rear. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Space for fridge/freezer and washing machine. Plumbing for dishwasher. Oven, boiler and radiator.

First Floor

Landing

Bedroom One

13' 3" x 9' 7" (4.04m x 2.92m)
Double glazed windows to rear.
Radiator.

Bedroom Two

7' 8" x 7' 1" (2.34m x 2.16m)
Double glazed window to front.

Bedroom Three

10' 2" x 7' 2" (3.10m x 2.18m)
Double glazed window to front and radiator.

Bathroom

Panel enclosed bath with shower over and shower screen. Wash hand basin and w.c. Double glazed frosted window.

Exterior

Front

Driveway parking to front.

Garage

Rear Garden

The rear garden commences with a patio area with a further decked area. Lawned area and enclosed by wall and brick wall.

Summerhouse/ Office

15' 5" x 8' 9" (4.70m x 2.67m)
With power and lighting connected.



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Property Ref:

CGS105521 - 0004

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