



**Mandeville Road, Marks Tey CO6 1XT**



**welcome to**

## **Mandeville Road, Marks Tey**

**\*\*GUIDE PRICE £290,000 - £310,000\*\*** Beautifully presented three bedroom mid terraced family home. With excellent commuter links into London Liverpool Street, A12 & A120. Kitchen, Lounge/diner, cloakroom and first floor family bathroom. Good sized rear garden and parking for two vehicles to front.



### **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**

Entrance door to front. Stairs rising to first floor. Doors to :-

### **Cloakroom**

Double glazed window to front. Wash hand basin and wc.

### **Kitchen**

10' 3" x 8' 6" ( 3.12m x 2.59m )  
Double glazed window to front. Modern fitted kitchen With a range of wall and base units with worksurfaces incorporating a sink and drainer. Built in oven, induction hob and extractor over. Space for washing machine and fridge/freezer.

### **Lounge/Diner**

17' 2" x 16' 8" ( 5.23m x 5.08m )  
Door and double glazed window to rear.

### **First Floor**

#### **Landing**

Built in cupboard and doors to :-

#### **Bedroom One**

13' 3" x 11' ( 4.04m x 3.35m )  
Double glazed window to front.

#### **Bedroom Two**

11' 1" x 14' 3" ( 3.38m x 4.34m )  
Double glazed window to rear.

#### **Bedroom Three**

7' 11" x 7' ( 2.41m x 2.13m )  
Double glazed window to rear.

#### **Family Bathroom**

6' 7" x 5' 10" ( 2.01m x 1.78m )  
Double glazed window to front. Panel enclosed bath with shower over and shower screen. Vanity wash hand basin and wc.

### **Exterior**

#### **Front**

Driveway to front offering off road parking for two vehicles.

#### **Rear Garden**

Panel enclosed garden commencing with a patio are leading onto a lawned area.



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## Mandeville Road, Marks Tey

- Three bedroom family home
- Mid terraced
- Kitchen
- Lounge/diner
- First floor family bathroom & cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£290,000 - £310,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGS105610 - 0004

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william h brown



**01376 561204**



[Coggeshall@williamhbrown.co.uk](mailto:Coggeshall@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**