oakheart

£300,000

Guide Price

Godmans Lane, Marks Tey

GUIDE PRICE: £300,000 - £325,000.

A spacious two bedroom detached bungalow positioned along Godmans Lane in Marks Tey, offered for sale with no onward chain. The property provides generous accommodation, two sunrooms, ample off road parking, a detached garage and a large established rear garden.

The accommodation begins with an entrance hall featuring useful built in storage cupboards, with an additional porch area to the left. To the right is the spacious living and dining room, offering plenty of space for both relaxing and entertaining. To the rear is the kitchen, fitted with a good range of worktop and cupboard space, with access through to the first of two sunrooms overlooking the garden.

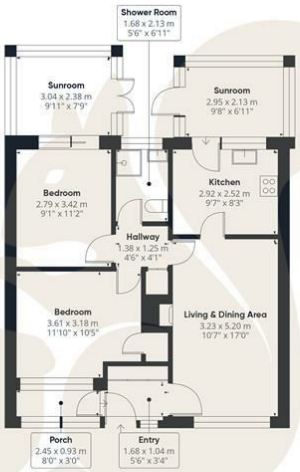
An additional hallway leads to the sleeping accommodation. The principal bedroom is a generous double with built in wardrobes, while the second double bedroom benefits from sliding doors opening into a further sunroom, providing a versatile additional space. Completing the accommodation is a shower room with a walk in shower, WC and wash basin.

Outside, the property enjoys a large enclosed rear garden, predominantly laid to lawn with a patio seating area, mature trees and multiple storage sheds.

There is also direct side access into the detached garage.

To the front is a generous driveway and lawned garden, with further parking extending along the side of the bungalow and leading to the garage with an up and over door.

Godmans Lane is conveniently located for Stane Retail Park, local bus services, the A12 and A120, as well as Marks Tey railway station, providing direct services into London Liverpool Street.



Ground Floor Building 1

Ground Floor Building 2

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Main building GLA[1]
80.36 m²
864.96 ft²

Main building total
80.36 m²
864.96 ft²

Building 2 total
16.81 m²
180.93 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart