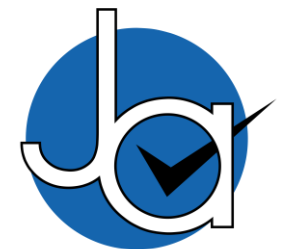




## 3 bedroom Mid Terraced House located in Marks Tey.

Guide Price  
£290,000 - £310,000

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ESTATE AGENTS



# Mandeville Road Marks Tey Colchester CO6 1XT



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## FULL DESCRIPTION

### THE OVERVIEW

\*\*\*Guide Price Of £290,000 - £310,000\*\*\*

Attractively presented three-bedroom mid-terraced family home, offering convenient commuter access to London Liverpool Street, the A12, and the A120. Features include a kitchen, lounge/diner, cloakroom, and a family bathroom on the first floor. The property benefits from a generously sized rear garden and parking space for two vehicles at the front.

### THE HOME

Upon entering the home, you are welcomed by the entrance hallway, which provides access to all the rooms on the ground floor. The kitchen features a variety of wall and base units with work surfaces that include a sink and drainer, along with a built-in oven, induction hob, and extractor fan. There is also space for a washing machine and fridge/freezer. The lounge and open dining area, with a door and double-glazed window to the rear, offer a perfect space to unwind and relax. The convenient downstairs cloakroom includes a double-glazed window to the front, a wash hand basin, and a WC.

Upstairs, there are three generously sized bedrooms. Completing the floor is a bathroom with a double-glazed window to the front, a panel-enclosed bath with an overhead shower and shower screen, plus a vanity wash hand basin and WC.

### ROOM DIMENSIONS

Entrance Hall

Cloakroom

Kitchen - 10' 3" x 8' 6" (3.12m x 2.59m)

Lounge/Diner - 17' 2" x 16' 8" (5.23m x 5.08m)

Bedroom One - 13' 3" x 11' (4.04m x 3.35m)

Bedroom Two - 11' 1" x 14' 3" (3.38m x 4.34m)

Bedroom Three - 7' 11" x 7' (2.41m x 2.13m)

Family Bathroom - 6' 7" x 5' 10" (2.01m x 1.78m)

### THE OUTSIDE

The exterior features a panel-enclosed garden that begins with a patio area, seamlessly leading onto a well-maintained lawn. At the front, a driveway provides off-road parking space for two vehicles.

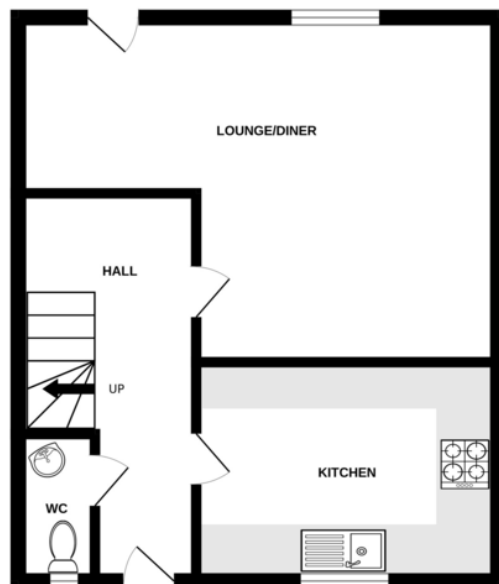
### THE LOCATION

Marks Tey is located west of Colchester, near the charming village of Coggeshall. It's an ideal spot for commuters, with the mainline railway station just a short walk away, and easy access to the A12 and A120 connecting Colchester and Chelmsford. The village features a local primary school and is a short drive from highly regarded secondary schools, as well as local shops and supermarkets within half a mile.

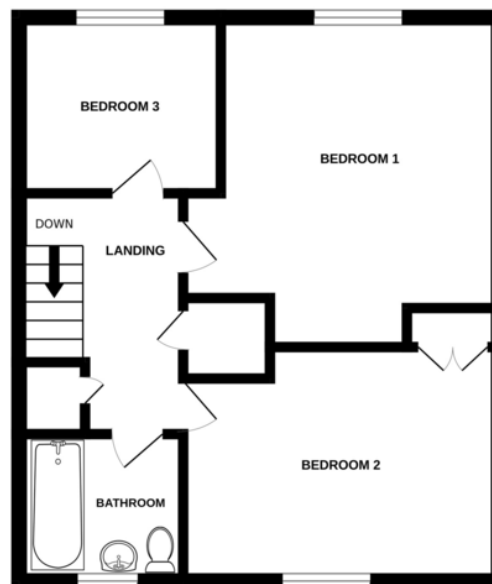


## FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### CONTACT

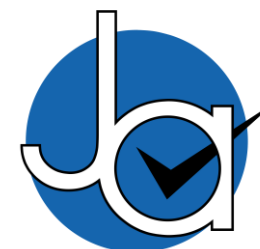
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