

oakheart

£290,000

Guide Price

Point Chase, Marks Tey, Colchester

Guide Price £290,000 - £310,000

A beautifully presented and stylish two bedroom home situated within the popular Point Chase development in Marks Tey, offering contemporary accommodation, two private balconies, a south facing rear garden and covered off road parking. With Marks Tey railway station and the A12 both within easy reach, this is an excellent opportunity for first time buyers, professionals, commuters or investors.

The property opens into a welcoming entrance hallway with access to a useful ground floor cloakroom. To the rear, the impressive open plan kitchen and

living space forms the heart of the home, creating a bright and versatile environment for both everyday living and entertaining. The contemporary kitchen is finished with sleek fitted units, ample worktop space and modern appliances, while the generous living area benefits from plenty of natural light and attractive modern décor.

Upstairs, the property offers two well proportioned double bedrooms, with both bedrooms enjoying access to their own private balcony areas. These provide valuable additional outdoor space and create a particularly appealing feature rarely found in similar properties. The first floor is completed by a modern family bathroom with contemporary sanitaryware and fittings.

Externally, the south facing rear garden is mainly laid to lawn and provides a low maintenance space to enjoy throughout the warmer months, with plenty of scope for outdoor seating and entertaining. The property also benefits from a carport providing covered off road parking.

Point Chase is ideally positioned for access to Marks Tey's local amenities, while Colchester is easily accessible and provides an extensive range of shops, restaurants, leisure facilities and everyday services. For commuters, Marks Tey railway station offers direct services towards London Liverpool Street, whilst the A12 provides excellent road connections towards Colchester, Chelmsford and London.











Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	90
(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.

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