



**Godmans Lane, Marks Tey CO6 1NE**

**welcome to**

**Godmans Lane, Marks Tey**

Four bedroom detached family home located in the popular Marks Tey area. Good sized lounge and dining room. Downstairs cloakroom, kitchen and utility room. First floor bathroom. Off road parking and garage.



## 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

Front door into. LVT Herringbone flooring. Built in coat cupboard, stairs rising to first floor and understairs cupboard. Radiator.

## Cloakroom

Two piece suite. Low level floating w/c, wall mounted wash hand basin, LVT flooring, window to side and radiator.

## Lounge

12' max x 17' 7" max ( 3.66m max x 5.36m max )  
Bay window to front. Electric feature fireplace with stone mantle. French doors into dining room.

## Dining Room

11' 8" max x 13' 6" ( 3.56m max x 4.11m )  
Window to side. Sliding doors to garden, LVT flooring and radiator.

## Kitchen

14' 4" max x 8' 2" max ( 4.37m max x 2.49m max )  
Windows to side and rear. Fitted kitchen with single sink, under cupboards, drawers and base units. Tiled splashbacks. Space for gas cooker. LVT flooring and space for fridge freezer,

## Utility Room

7' 7" x 4' 9" ( 2.31m x 1.45m )  
Window to side. Space for dishwasher and washing machine. Door to side, sink and worksurfaces. LVT flooring.

## First Floor

### Landing

Access top loft and airing cupboard.

### Bedroom One

12' 2" x 11' 5" ( 3.71m x 3.48m )  
Window to front. Built in wardrobes, separate cupboard and radiator.

### Bedroom Two

10' 5" max x 9' 1" max ( 3.17m max x 2.77m max )  
Window to rear and radiator.

### Bedroom Three

11' 1" x 9' 2" ( 3.38m x 2.79m )  
Window to front. Built in wardrobe and radiator.

### Bedroom Four

8' 5" x 8' 3" ( 2.57m x 2.51m )  
Window to rear. LVT flooring and radiator.

## Bathroom

Fully tiled three piece suite. Low level w/c, pedestal wash hand basin, panel enclosed bath with shower over. Window to rear, vinyl flooring and radiator.

## Exterior

### Rear Garden

Panel enclosed, lawn area, hedge and gated access to front.

### Front

Driveway parking to front and lawned area.



**view this property online** [williamhbrown.co.uk/Property/CGS104621](http://williamhbrown.co.uk/Property/CGS104621)



**welcome to**

## **Godmans Lane, Marks Tey**

- Detached family home
- Four bedrooms
- Bathroom and cloakroom
- Lounge & dining room
- Kitchen & utility room

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

**£400,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGS104621](http://williamhbrown.co.uk/Property/CGS104621)



Property Ref:  
CGS104621 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**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](http://williamhbrown.co.uk)**