



- Desirable Marks Tey Location
- Semi-Detached House
- Three Well Proportioned Bedrooms
- Two Reception Rooms
- Conservatory With Bi-Folding Doors
- Generous Rear Garden
- Garage And Parking
- Internal Viewings Are Highly Advised

## 70 Keable Road, Marks Tey, Colchester, Essex. CO6 1XR.

A superb opportunity to purchase this three bedroom semi-detached house, positioned within this highly desirable estate in Marks Tey to the west of Colchester providing excellent access to Colchester Town Centre, Marks Tey Train Station with links to London Liverpool Street and the A120. Offering generous accommodation throughout this brilliant home would be ideal for the growing family. The internal accommodation consists of an entrance porch, hallway leading through to a good sized dining room, further living room, conservatory with bi-folding doors and a fitted kitchen with access to the rear garden and garage. To the first floor, there are three well proportioned bedrooms and a family bathroom. Outside, the property enjoys a generous rear garden which has been landscaped with low maintenance in mind and offers a artificial grass and established plants. To the front, there is a block paved driveway providing off road parking and access to the garage. Internal viewings are highly advised.



# Property Details.

## Ground Floor

### Entrance Porch

UPVC entrance door to front aspect & UPVC windows to front and side aspect, door to:

### Entrance Hall

Stairs to first floor, radiator, further doors to:

### Dining Room



9' 2" x 17' 1" (2.79m x 5.21m) UPVC window to rear aspect, UPVC french doors to rear aspect, wood effect laminate flooring, radiator, further doors to:

### Kitchen



15' 4" x 11' 6" (4.67m x 3.51m) Variety of fitted base and eye level units with work surfaces over, tiled splash back, inset sink, drainer and mixer tap over, tiled floor, space for cooker with extractor fan over, radiator, inset spotlights, space under for washing machine/further appliances, integrated dishwasher, UPVC windows to rear aspect, UPVC door to rear aspect, radiator

## Living Room



13' 9" x 11' 3" (4.19m x 3.43m) Wood effect laminate flooring, UPVC window to front aspect, radiator, variety of communication points, wall mounted lights

## Conservatory



11' 11" x 7' 7" (3.63m x 2.31m) UPVC windows to all aspect, UPVC bifolding doors to side aspect, UPVC windowed ceiling, wood effect laminate flooring

## First Floor

### First Floor Landing

Stairs to ground floor, further doors to:

# Property Details.

## Master Bedroom



11' 6" x 11' 2" (3.51 m x 3.40m) UPVC window to front, radiator, wood effect laminate flooring

## Bedroom Two



11' 1" x 11' 2" (3.38m x 3.40m) UPVC window to rear aspect, wood effect laminate floor, radiator

## Bedroom Three

8' 9" x 7' 1" (2.67m x 2.16m) UPVC window to front aspect, radiator, fitted shelves, wood effect laminate flooring

## Family Bathroom



UPVC window to rear aspect, panel bath with shower over and curtain, tiled walls, pedestal wash hand basin, W.C.

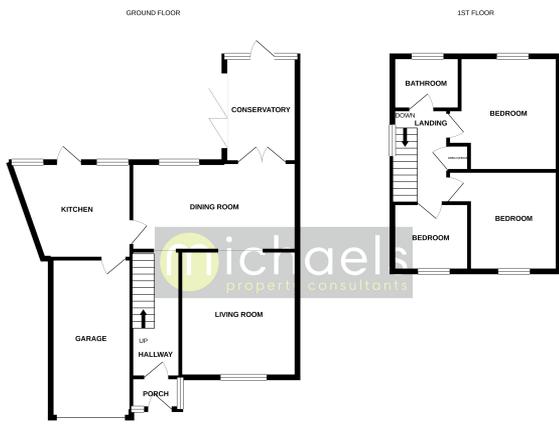
## Outside



As previously mentioned, outside the property enjoys a generous rear garden which has been landscaped with low maintenance in mind and offers a artificial grass and established plants. To the front, there is a block paved driveway providing off road parking and access to the garage.

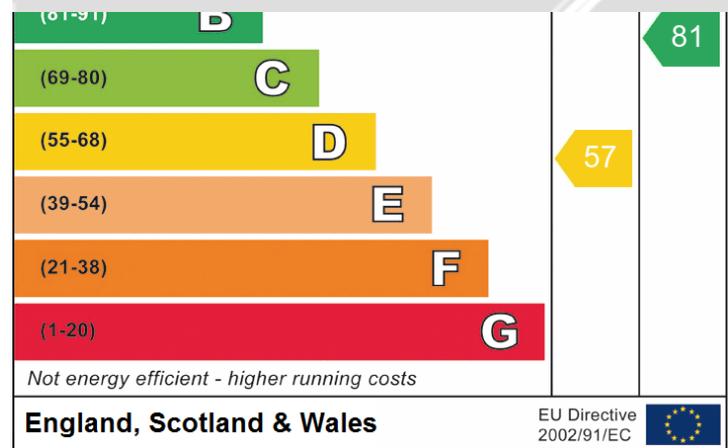
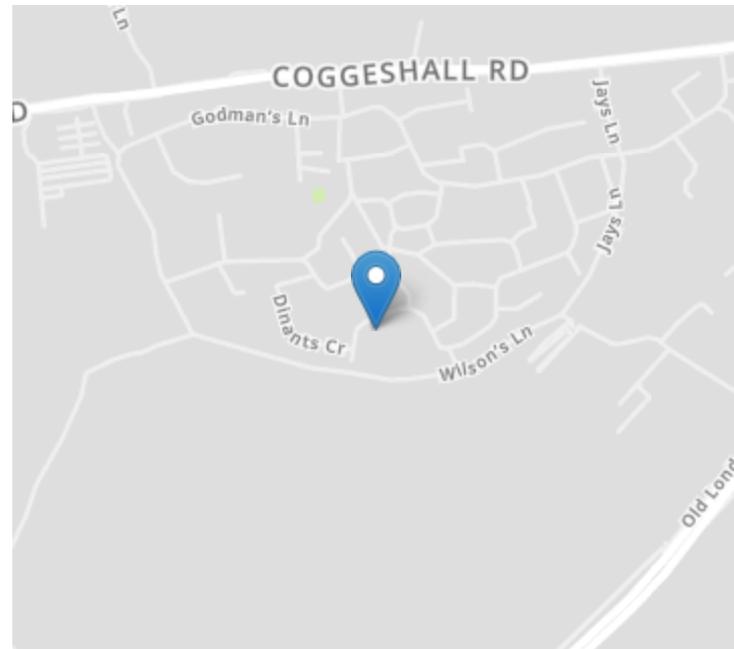
# Property Details.

## Floorplans



Whilst every effort has been made to ensure the accuracy of the Property Consultant's measurements of this property, they are not intended to be used as a basis for any legal proceedings. The Property Consultant's measurements are for information only and should not be relied upon for any legal purposes. The Property Consultant's measurements are for information only and should not be relied upon for any legal purposes. The Property Consultant's measurements are for information only and should not be relied upon for any legal purposes.

## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.