



- Situated In The Highly Sought After Marks Tey Village
- Garage And Off Street Parking
- Access To The A12, A120 And Tollgate Retail Park
- Local Schools, Shops And Amenities Close By
- Three Generous Bedrooms
- Modern Fitted Kitchen
- Reconfigured Throughout By The Current Owner
- Utility Room & Cloakroom

2 Maybury Close, Marks Tey, Colchester, Essex. CO6 1XJ.

****Guide Price £375,000 - £400,000**** An excellent example of a three bedroom detached family home, offering three well-proportioned bedrooms and an impressive amount of reception and living space throughout. Commanding a favourable position within Marks Tey, moments from Marks Tey Station offering unrestricted access to London Liverpool Street Station, as well within easy reach of Colchester's exciting and vibrant city centre - home to an array of boutiques, restaurants, bars and shops. Presented to market in excellent order and nestled at the start of a small cul-de-sac, this home needs to be viewed in person to be appreciated in its entirety.



Property Details.

Ground Floor

Hallway

Main entrance door into hallway, tiled flooring, stairs to first floor, storage cupboard, door into:

Dining Room



15' 4" x 13' 6" (4.67m x 4.11m) UPVC window to front aspect, exposed brick feature fireplace, radiator.

Living Room



16' 6" x 9' 4" (5.03m x 2.84m) UPVC window to rear aspect, radiator, access into:

Kitchen



12' 4" x 8' 9" (3.76m x 2.67m) Range of modern base and eye level units, cupboards and work surfaces, integrated appliances, including dishwasher, washing machine and fridge/freezer, inset oven, electric induction hob, wood effect flooring, UPVC window to side aspect, UPVC sliding doors leading out to garden.

Utility Room

6' 5" x 6' 2" (1.96m x 1.88m) UPVC door and window to rear aspect, stainless steel sink/drainer, work surface, space for appliances, eye level units/cupboards, integral door leading into garage.

Cloakroom

Low level W.C, vanity wash basin, radiator.

First Floor

Landing

UPVC window to side aspect, access into loft hatch, door leading into:

Property Details.

Bedroom One



13' 6" x 10' 5" (4.11m x 3.17m) UPVC window to front aspect, radiator.

Bedroom Two



11' 3" x 10' 5" (3.43m x 3.17m) UPVC window to rear aspect, radiator.

Bedroom Three



8' 5" x 6' 5" (2.57m x 1.96m) UPVC window to front aspect, radiator.

Bathroom



8' 0" x 5' 9" (2.44m x 1.75m) Obscured window to rear and side aspect, low level W.C, panelled bath with shower attached, tiled wall.

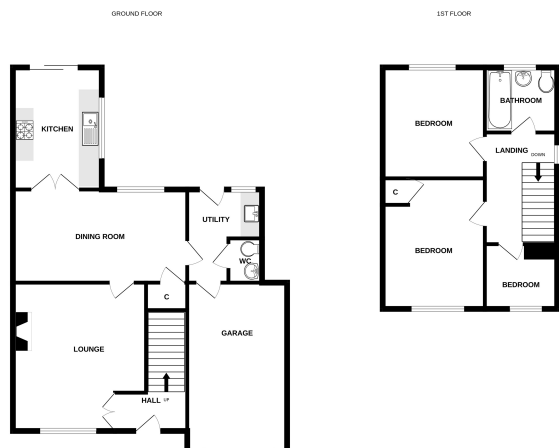
Outside



Outside the property offers a mature and well established garden, enclosed by panel fencing and a variety of shrubs and bushes. The garden is then mainly laid to lawn and patio with a small shed to the rear, which is to remain. To the front of the property offers a driveway and garage with both power and light connected.

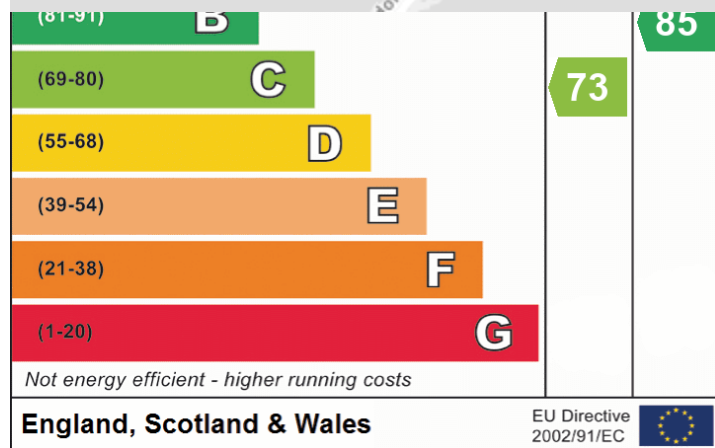
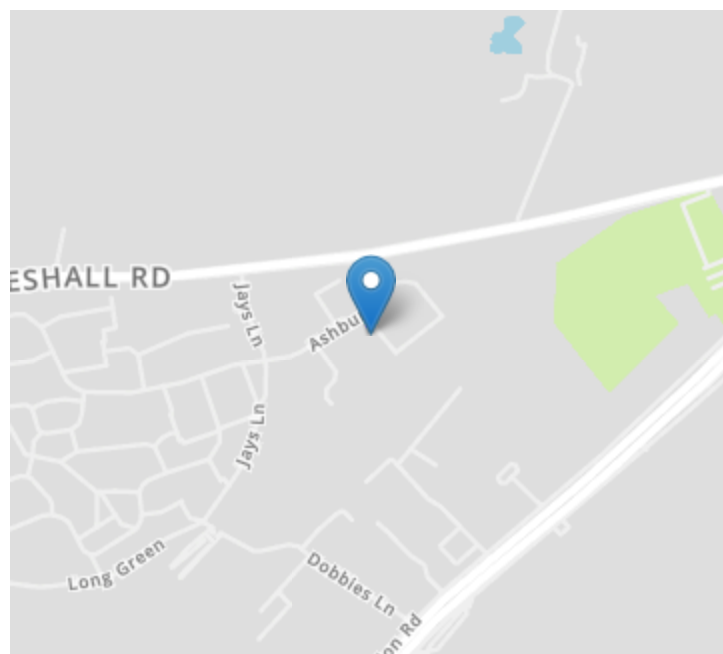
Property Details.

Floorplans



These plans are intended to give a general impression of the property and are not intended to be used as a basis for any legal or financial transaction. The plans are for guidance only and should not be relied upon for any legal or financial transaction. The plans are for guidance only and should not be relied upon for any legal or financial transaction. The plans are for guidance only and should not be relied upon for any legal or financial transaction.

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.