



- Marks Tey Location - Easy Access To Mainline Station
- Separate Dining Room And Study
- Two Double Bedrooms & Further Single Bedroom
- Excellent Access to Marks Tey Station, A12, A120, Tollgate & Stane Retail Parks
- Very Well Presented With Modern Features Throughout
- Suitable For A Family, Working Professional Or First Time Buyer
- Modern Fitted Kitchen & Bathroom
- Driveway For 3 Cars & Single Garage
- Within 30 Minutes To Stanstead Airport/M11

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

3-Bedroom Semi-Detached Home – Maybury Close, Marks Tey  
Situating in a quiet close in the popular village of Marks Tey, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation throughout. The ground floor comprises an entrance hall, a ground floor bathroom, a spacious living room, and a well-equipped kitchen. Completing this impressive level is a study and a separate dining room to the rear.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hallway

### Ground Floor Cloakroom

### Living Room



18' 2" x 12' 6" (5.54m x 3.81m)

### Kitchen



10' 7" x 9' 5" (3.23m x 2.87m)

### Study

11' 1" x 7' 6" (3.38m x 2.29m)

## Dining Room



9' 5" x 8' 10" (2.87m x 2.69m)

## First Floor

### Bedroom One



12' 10" x 11' 7" (3.91m x 3.53m)

### Bedroom Two



11' 4" x 8' 9" (3.45m x 2.67m)

# Property Details.

## Bedroom Three



8' 9" x 7' 5" (2.67m x 2.26m)

## Bathroom



11' 7" x 5' 11" (3.53m x 1.80m)

## W.C Cloakroom

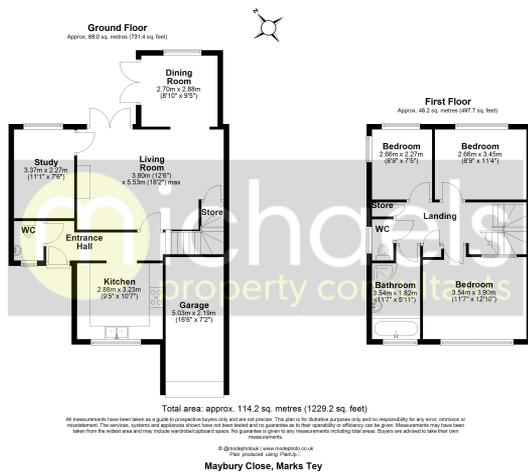


## Garage

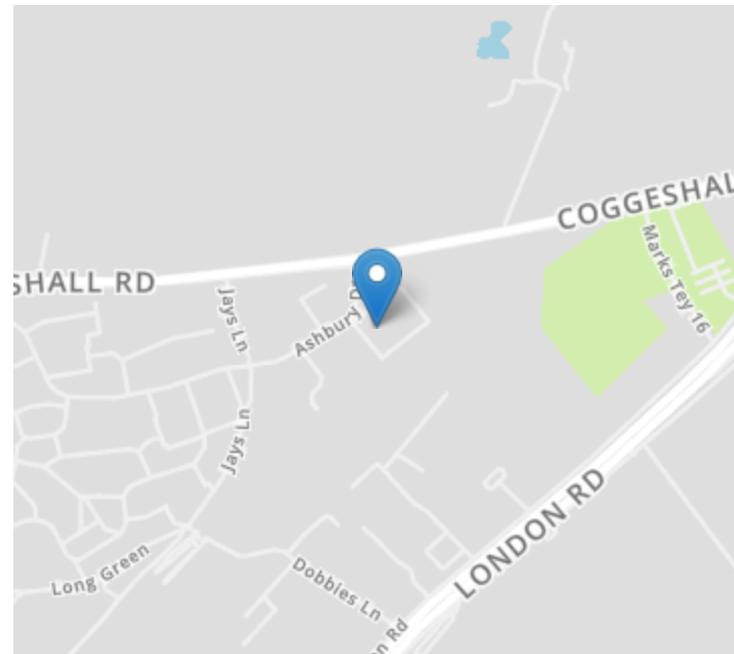
16' 6" x 7' 2" (5.03m x 2.18m)

# Property Details.

## Floorplans



## Location



## Energy Ratings

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.