

Beresfords | Est 1968



Beresfords

Offers in excess of £375,000

Freehold | 4 Bed | 1 Bath | House | Detached | Council Tax Band D | EPC E | Ref COS230328

Godmans Lane Marks Tey CO6 1NE

Spacious four-bedroom detached home situated in the desirable village of Marks Tey. The ground floor offers a welcoming entrance hall, cloakroom, generous living room, separate dining room, kitchen, utility room, and integral garage. Upstairs features four well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private rear garden and driveway parking. Ideally located close to local amenities, schools, Marks Tey station, and excellent A12/A120 links.

- Located in the sought-after village of Marks Tey.
- Spacious four-bedroom detached family home.
- Large living room ideal for relaxing or entertaining.
- Separate dining room perfect for family meals or hosting.
- Well-equipped kitchen with adjoining utility room.
- Integral garage with potential for conversion (STP).
- Four generous bedrooms and a modern family bathroom.
- Private rear garden and driveway with ample parking.
- Convenient for local amenities, schools, A12/A120, and mainline station to London.



Scan the QR code for full details and key information on this property.





Beresfords - Colchester Sales

Beresfords Residential
145 High Street
Colchester
Essex
CO1 1PG

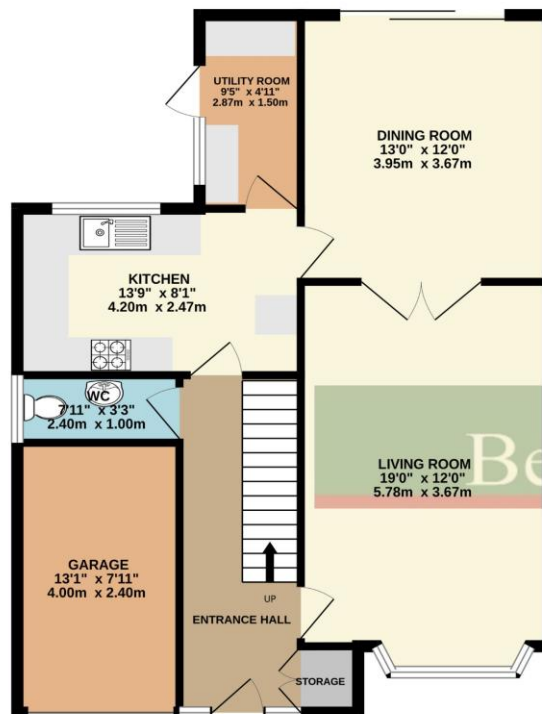
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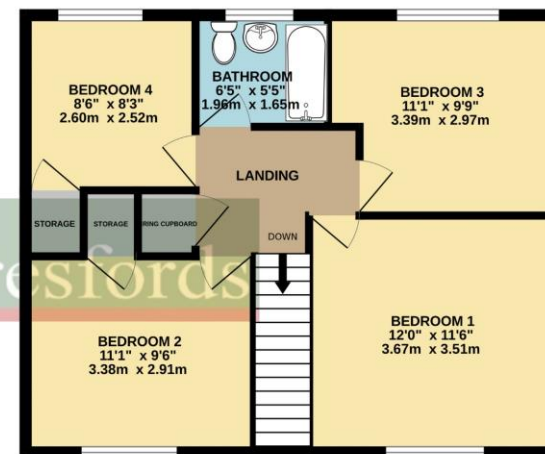
www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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