Fenn Wright

THE HOME OF PROPERTY



4 Kingsbury Close, Marks Tey, Colchester, Essex, CO6 1XF

Asking Price: £270,000 Subject to Contract - Freehold

In need of modernisation and offered for sale with no onward chain is this two-bedroom semi- detached bungalow situated in a cul-de-sac position just a short distance from Marks Tey railway station, A12 and A120.

- Semi-Detached Bungalow
- Modernisation Required
- Two Bedrooms
- Spacious Lounge
- Kitchen
- Sunroom
- Bathroom
- Private Rear Garden
- Off Road Parking Via Driveway & Garage
- Close to Marks Tey Train Station
- No Onward Chain

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The property is accessed via a double-glazed entrance door to the side which leads to an entrance hall with doors leading to all primary rooms.

The kitchen has a range of units and work surfaces with cupboards and drawers under, stainless steel sink unit and drainer, space and plumbing for freestanding appliances, wall mounted cabinets, a window and door to the rear garden and sunroom, and two useful cupboards.

The spacious lounge is located to the front of the bungalow with a gas fireplace and curved double-glazed window to the front aspect.

The second bedroom is also located to the front of the bungalow whilst the primary bedroom is situated to the rear.
The bathroom is fitted with a white suite comprising panelled bath with a glass screen and shower over, WC, wash hand basin and a double-glazed obscured window to the side.

Outside
To the rear of the property there is an enclosed garden mainly laid to lawn, a greenhouse, personnel door to garage and gated side access. There is a driveway to the side providing off road parking for 2 - 3 vehicles and there is an open plan lawned garden to the front.
The garage has power and lighting connected, a manual up and over door to the front and an additional area to the rear with two glazed windows.

Important information
Council Tax Band – C
Services - We understand that mains water, gas, drainage and electricity are connected to the property.
Tenure - Freehold
EPC Rating - TBC

Directions
Please use postcode CO6 1XF for SatNav.









Consumer Protection Regulations 2008
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Approximate total area(1)
873 ft²
81.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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