



75 LONDON ROAD, MARKS TEY,

COLCHESTER, ESSEX, CO6 1EB

**NP** NICHOLAS  
PERCIVAL



Believed to date from the 1920's, and with numerous characterful features, 75 London Road is a very well-presented two double bedroom semi-detached property with sitting room, dining room, kitchen, utility room, family bathroom and conservatory. There is off-road parking and detached garage and a beautifully planted South facing garden with open farmland to the rear.

Tenure Freehold | Council Tax Band C | Gas Central Heating | EPC D



#### Property

Believed to date from the 1920's, the property is presented to a very high standard with numerous characterful features. The property opens to an entrance lobby providing a useful storage space for coats and shoes, in turn the hallway provides access to the sitting room with bay window, gas feature fireplace (in Victorian design) and that in common with much of the ground floor benefits from exposed timber floorboards. The centre piece of the dining room is the attractive dual-fuel stove. Double doors lead to the conservatory beyond which enjoys views of the South facing rear garden. The kitchen features a butler sink set within a granite drainer, space for a free-standing cooker, and an integrated extractor hood. Ample storage is provided by a good array of cupboards and drawers in addition to the pantry. The utility

room provides space and plumbing for a freestanding dishwasher, washing machine and tumble dryer in addition to the fridge/freezer and recently installed gas combi-boiler which is less than two years old.

Ascending the stairs to the first floor, both bedrooms are generously sized double rooms, with bedroom two having the additional benefit of built-in wardrobe storage space. The main bedroom enjoys views of the rear garden and farmland beyond.

The four-piece family bathroom completes the internal accommodation and comprises a double ended bath with shower mixer hose attachment, separate shower cubicle, pedestal handbasin, toilet and heated towel rail.

#### Outside

To the front of the property there is off-road

parking for two vehicles, the driveway provides gated access to the rear garden and detached garage (with power and lighting) beyond. The enclosed southerly facing rear garden features a patio, second seating area, garden shed and summer house. The garden is lovingly maintained and features a range of mature trees, shrubs and borders, with farmland views to the rear.

#### Situation

The property is located in the popular village of Marks Tey, which benefits from a mainline railway station, (within walking distance) and a small parade of shops including a convenience store with post office counter. The Tollgate Retail Park is a five-minute drive, providing a range of shops and eateries and large supermarket. The city of Colchester offers all the shopping, recreational and entertainment facilities expected of a major

regional centre.

#### Agents Notes

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band C. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

NICHOLAS PERCIVAL are proud to be members of;



**NP NICHOLAS PERCIVAL**



## London Road, Marks Tey

Internal area: 1089 sq.ft / 101 sq.mt

Excluded areas: Garage 217 sq.ft / 20 sq.mt

Illustration for identification purposes only. Measurements are approximate and not to scale.

Nicholas Percival  
Beacon End Farmhouse, London Road,  
Stanway, Colchester, Essex. CO3 0NQ  
T: 01206 563222 E: sales@nicholaspercival.co.uk  
www.nicholaspercival.co.uk

Want an instant online  
valuation of your property?

Simply scan the QR Code to  
the right.



**NP NICHOLAS  
PERCIVAL**

Chartered Surveyors, Estate Agents &  
Commercial Property