

75 LONDON ROAD, MARKS TEY,

NP NICHOLAS PERCIVAL

COLCHESTER, ESSEX, CO6 1EB

Believed to date from the 1920's, and with numerous characterful features, 75 London Road is a very wellpresented 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

entrance lobby providing a useful storage space for than two years old. coats and shoes, in turn the hallway provides Ascending the stairs to the first floor, both of the dining room is the attractive dual-fuel stove. farmland beyond. which enjoys views of the South facing rear internal accommodation and comprises a double garden. The kitchen features a butler sink set ended bath with shower mixer hose attachment, within a granite drainer, space for a free-standing separate shower cubicle, pedestal handbasin. cooker, and an integrated extractor hood. Ample toilet and heated towel rail. storage is provided by a good array of cupboards Outside

room provides space and plumbing for a Believed to date from the 1920's, the property is freestanding dishwasher, washing machine and presented to a very high standard with numerous tumble drver in addition to the fridge/freezer and characterful features. The property opens to an recently installed gas combi-boiler which is less

access to the sitting room with bay window, gas bedrooms are generously sized double rooms, with feature fireplace (in Victorian design) and that in bedroom two having the additional benefit of common with much of the ground floor benefits built-in wardrobe storage space. The main from exposed timber floorboards. The centre piece bedroom enjoys views of the rear garden and



parking for two vehicles, the driveway provides regional centre.

gated access to the rear garden and detached garage (with power and lighting) beyond. The borders, with farmland views to the rear.

Situation

Marks Tey, which benefits from a mainline railway parade of shops including a convenience store with post office counter. The Tollgate Retail Park is a

Agents Notes

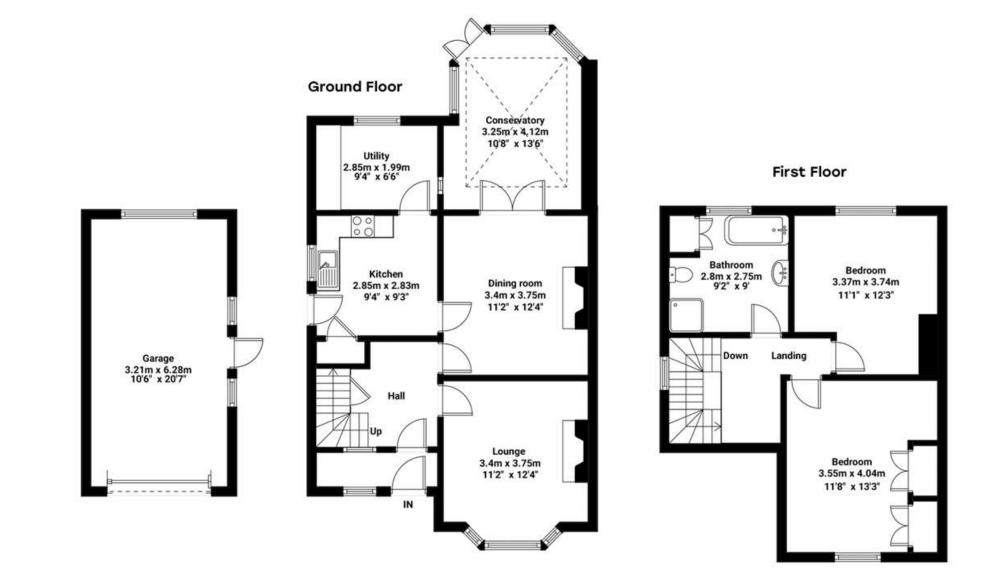
Our particulars are produced in good faith but can enclosed southerly facing rear garden features a only be used as a guide to the property. If there is patio, second seating area, garden shed and any point of particular importance to you, please summer house. The garden is lovingly maintained contact the office and we will do our best to and features a range of mature trees, shrubs and answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances The property is located in the popular village of have been tested and any prospective buyers are asked to commission their own independent Double doors lead to the conservatory beyond The four-piece family bathroom completes the station, (within walking distance) and a small experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not five-minute drive, providing a range of shops and constitute representations of fact, or form part of eateries and large supermarket. The city of any offer or contract, and the matters referred to Colchester offers all the shopping, recreational and should be independently verified by prospective and drawers in addition to the pantry. The utility To the front of the property there is off-road entertainment facilities expected of a major 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 53 222 / sales@nicholaspercival.co.uk).

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London Road, Marks Tey

Internal area: 1089 sq.ft / 101 sq.mt Excluded areas: Garage 217 sq.ft / 20 sq.mt Illustation for identification purposes only. Measurements are approximate and not to scale.

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