

oakheart



£300,000

Guide Price

Point Chase, Marks Tey, Colchester

Guide Price £300,000 -£325,000

Situated within the popular Point Chase development in Marks Tey, this beautifully presented modern home offers stylish and contemporary accommodation throughout, making it an ideal purchase for first-time buyers, professionals or investors alike. The property enjoys a convenient and well-connected location with excellent access to the A12, while Marks Tey railway station provides direct rail services into London Liverpool Street, making it particularly attractive for commuters.

Stepping inside, the property welcomes you via an entrance hallway with

access to a convenient ground floor WC. To the rear of the home, the impressive open-plan kitchen/living area creates the heart of the property, offering a bright and versatile space ideal for modern living, dining and entertaining. Finished to a high standard throughout, the accommodation benefits from a contemporary kitchen with sleek units and ample worktop space, alongside stylish décor and modern fittings.

To the first floor, the property offers two generously sized double bedrooms, both benefiting from access to private balcony areas which provide pleasant outdoor seating space. The accommodation is further enhanced by a modern family bathroom finished with contemporary fittings.

Externally, the property benefits from a south facing rear garden which is mainly laid to lawn, offering a practical and low-maintenance outdoor space ideal for relaxing and entertaining. A carport provides covered off-road parking, completing this attractive modern home.

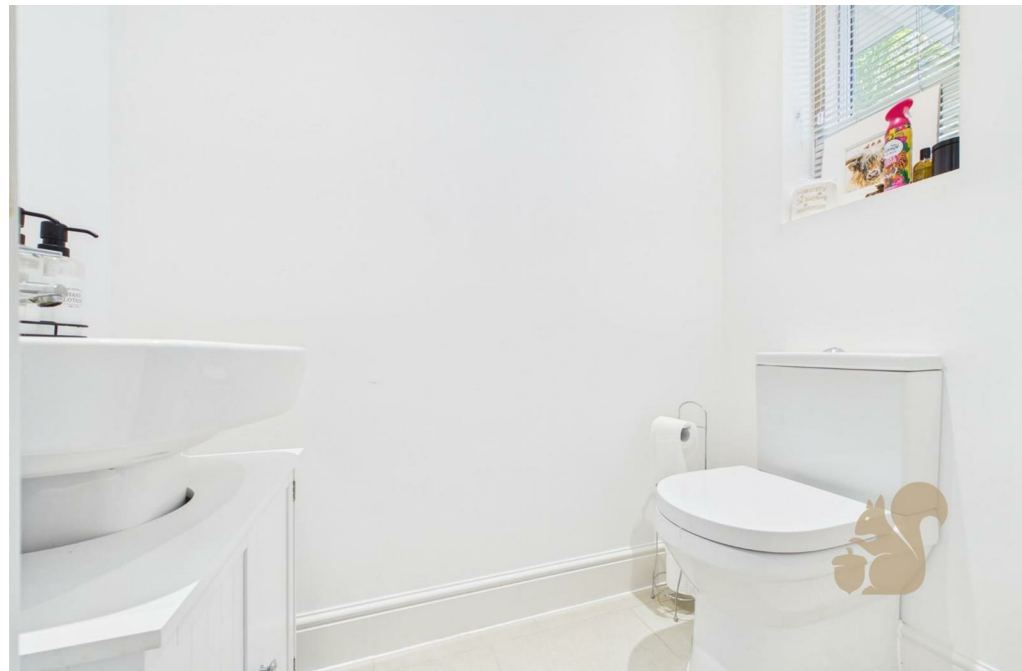
Marks Tey offers a range of local amenities including shops, schooling and leisure facilities, while nearby Colchester provides an extensive selection of retail, dining and entertainment options.

Agents Note:

We have been advised by the current owners, that there is an annual estate charge of £160 payable half-yearly.











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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
C

### Energy Efficiency Rating

|                                                    | Current                    | Potential |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>90</b> |
| (69-80) <b>C</b>                                   | <b>77</b>                  |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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