

oakheart



£350,000

Guide Price

Badgers Green, Marks Tey, Colchester

Guide Price: £350,000 - £375,000

Being offered with no onward chain, this three bedroom detached bungalow is situated on Badgers Green in the popular village of Marks Tey. Offering spacious and versatile accommodation, a generous conservatory, separate garage and plenty of potential to make it your own, this property is an excellent opportunity for buyers seeking single storey living in a convenient location.

Upon entering, the hallway provides access to the main accommodation, including three bedrooms, a family bathroom and a separate WC. The living

room is a generous and welcoming space, ideal for relaxing or entertaining, with a separate kitchen offering practical storage and preparation space.

One of the property's standout features is the large conservatory, which provides valuable additional living space and could be used as a dining area, sitting room or somewhere to enjoy views of the garden throughout the year. The third bedroom, positioned alongside the conservatory, also offers flexibility for those looking to create a home office, hobby room or guest bedroom.

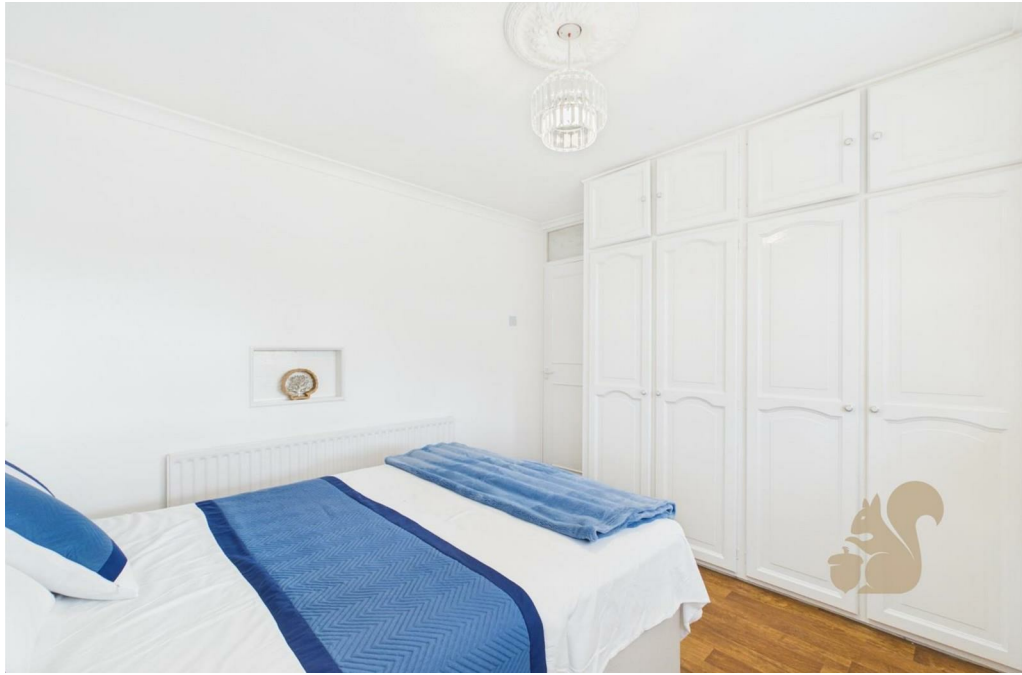
Externally, the property further benefits from a detached garage, providing

useful storage or potential for workshop space, subject to requirements. With the bungalow being offered with no onward chain, buyers can enjoy a straightforward purchase and the freedom to plan their own improvements or updates.

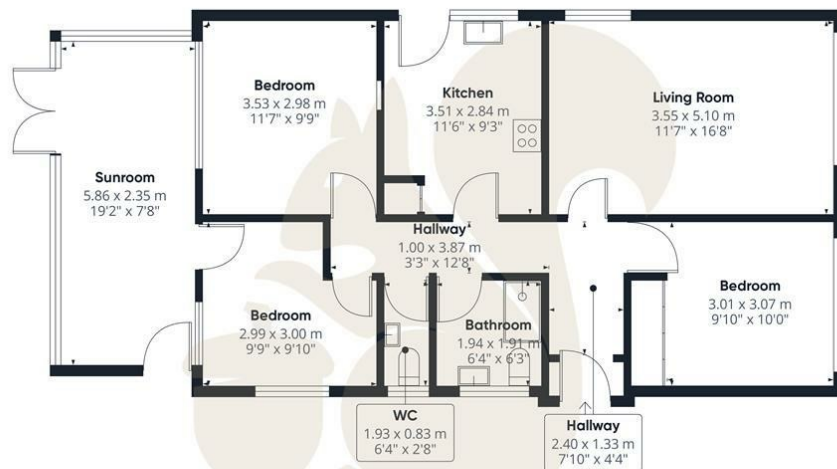
Marks Tey is ideally placed for commuters, with access to the A12 and Marks Tey railway station, offering direct services to London Liverpool Street. Local shops, amenities and nearby countryside walks add to the appeal of this well located village home.











Ground Floor Building 1



Ground Floor Building 2

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Main building GLA⁽¹⁾

97.1 m²
1045.17 ft²

Main building total

97.1 m²
1045.17 ft²

Building 2 total

16.57 m²
178.36 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

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