

oakheart



£600,000

Guide Price

North Lane, Marks Tey

Situated within a private and select development just off North Lane in Marks Tey, this vastly improved and deceptively spacious three bedroom, three bathroom detached chalet-style bungalow offers flexible accommodation, high-quality finishes and excellent access to local amenities. Ideally positioned for Stane Retail Park, the A12, A120 and Marks Tey railway station – providing direct services into London Liverpool Street – this home is perfectly suited for commuters and families alike.







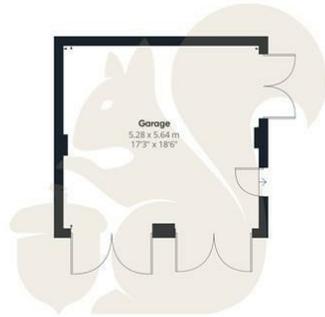




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

156.4 m²
1685 ft²

Reduced headroom

1.7 m²
18 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(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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