



**Coggeshall Road  
Marks Tey  
Colchester  
Essex  
CO6**

**Offers In Excess Of £310,000**

**bettermove**

# Coggeshall Road Colchester

Bettermove are proud to present this 4 bedroom end of terrace house in Marks Tey.

This property benefits from double glazing, and gas central heating throughout, with off street parking available.

The council tax band is A.

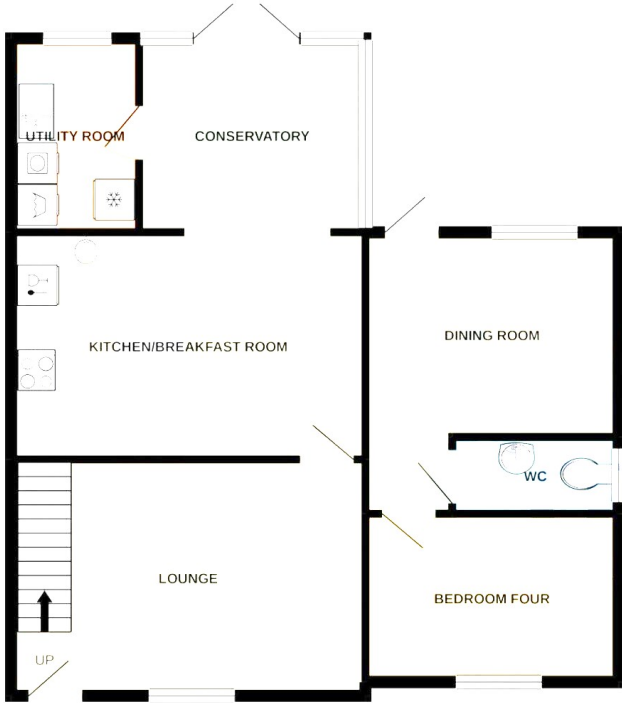
The interior of this beautifully presented property comprises a spacious living room, dining room, conservatory, utility room, downstairs WC, one bedroom and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms, with the master bedroom including an en-suite and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Marks Tey, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Marks Tey train station (0.5 miles), variety of bus routes and the A12.

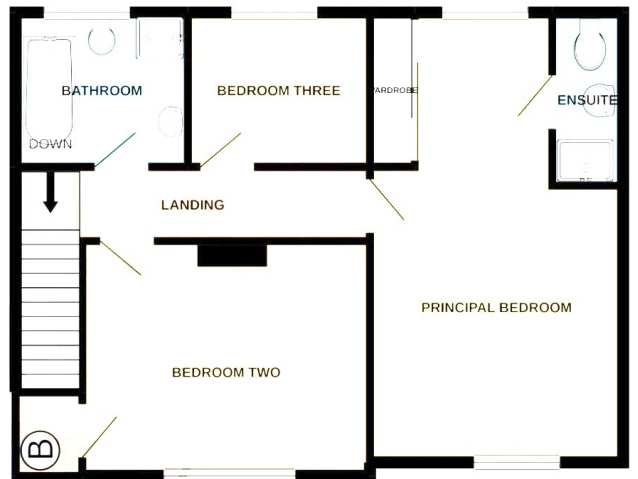
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	82
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	81
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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