



## 48 Wilsons Lane, Marks Tey, Colchester, Essex, CO6 1HH

Price £395,000

- Viewing highly recommended
- Tastefully decorated
- Countyside views to the rear
- Ample off road parking
- Three bedrooms
- Garage

# 48 Wilsons Lane, Colchester CO6 1HH

Philip James Estates are pleased to offer for sale this three bedroom semi detached home with views over open countryside. The property is in an immaculate condition and viewing is highly recommended to avoid disappointment. The property consists of lounge/diner, fitted kitchen, three bedrooms and family bathroom. Off road parking, single garage and large rear garden overlooking countryside. The property could STP be extending to the rear and side. Please call to arrange an early appointment



Council Tax Band: B



#### Entrance Hall

Composite front door leading to entrance hall, radiator, stairs to first floor, door to :-

#### Lounge/Diner

19'6" x 13'3"

Double glazed windows to front and side aspect, two radiators, fireplace with oak mantle, wood burner, built in storage units, understairs cupboard. Double glazed door to rear,, door to :-

#### Kitchen

15'7" x 8'4"

Double glazed window to rear aspect, range of base and eye level units with built in dishwasher, electric hob, double oven and extractor hood. Space for washing machine and fridge/freezer, one and half bowl sink with mixer tap set,. Feature radiator, tiled splashbacks and inset lighting to compliment.

Double half glazed door to side,

#### Stairs and Landing

Double glazed window to side aspect, loft hatch, doors to :-

#### Bedroom One

14'4" x 8'8"

Double glazed window to front aspect, feature radiator, built in wardrobe.

#### Bedroom Two

9'6" x 8'11"

Double glazed window to rear aspect, feature radiator.

#### Bedroom Three

8'4" x 7'10"

Double glazed window to rear aspect, feature radiator.

#### Bathroom

Double glazed window to side aspect, low level W, wash hand basin inset to vanity unit. panel bath with shower over, shower screen. Part tiled walls, feature heated towel rail.

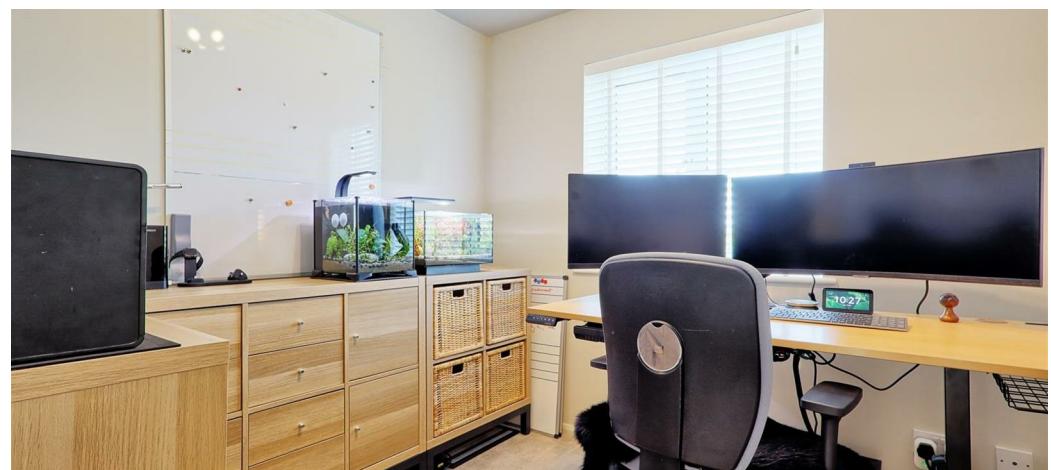
#### Rear Garden

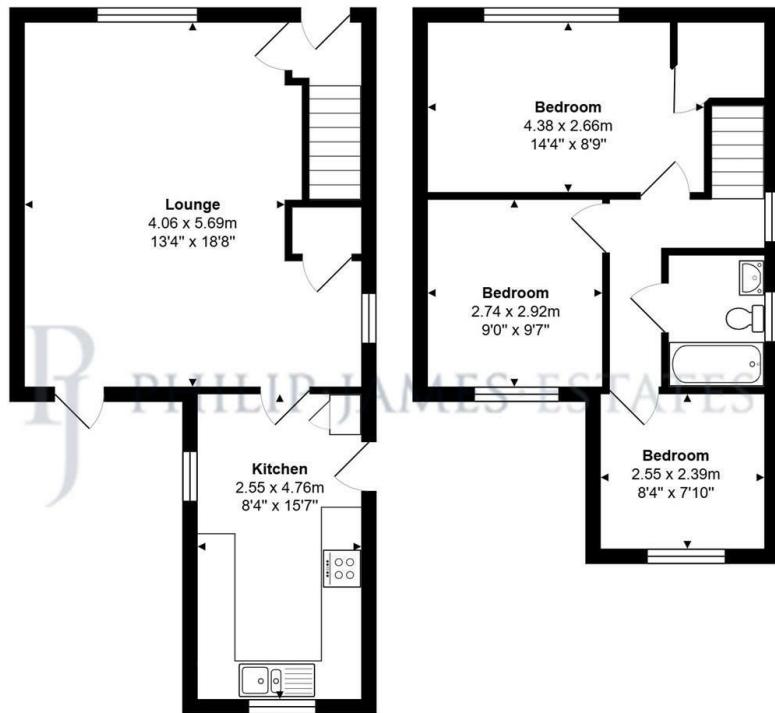
commencing with patio area leading to lawned areas with mature shrubs. To the end of the garden there are gates leading to a further patio area overlooking farmland. Two garden sheds to remain

#### Front garden/ Parking/ Garage

Large frontage laid to shingle with lawned border, double gates leading to driveway to single detached garage with up and over door, power and light connected,

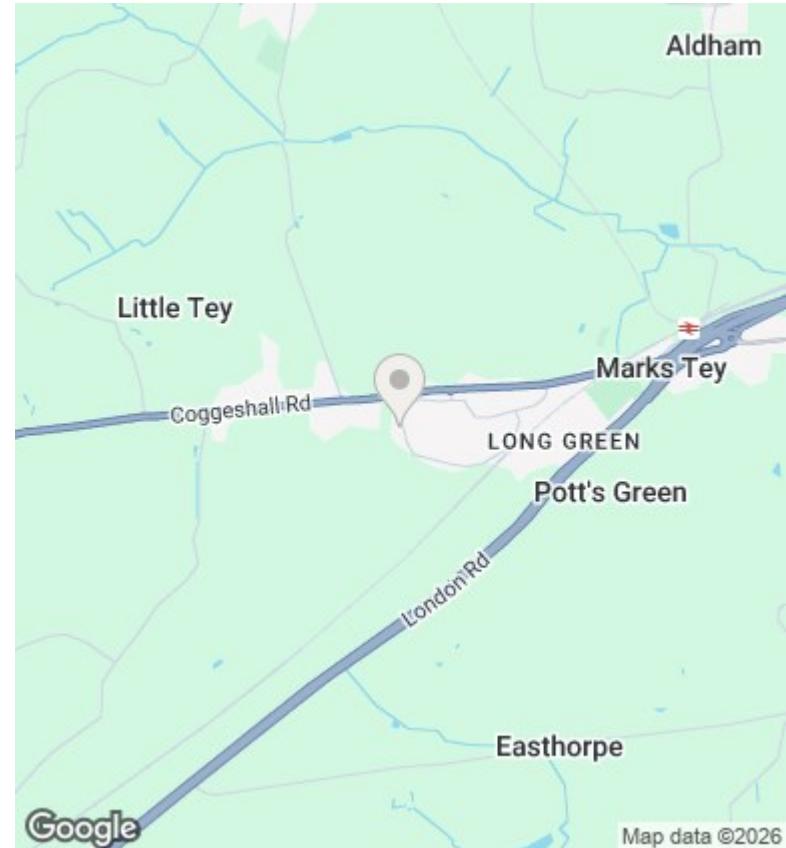






Total Area: 78.6 m<sup>2</sup> ... 846 ft<sup>2</sup>

Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
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## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	100+
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC