



Hythe Hill, COLCHESTER, CO1 2NG

welcome to

Hythe Hill, COLCHESTER

OFFERED ON A SHARED OWNERSHIP BASIS, this three bedroom end of terrace house is situated in the Hythe area of Colchester, offering excellent access to local shops, amenities, Hythe train station and the River Colne. Colchester's city centre and the University of Essex are also within easy reach.



Being sold on a 30% Shared Ownership basis, this end of terrace house is an ideal first time purchase!!

The property offers excellent access to amenities and transport links and an early viewing is advised.

Entrance Door To:

Entrance Hall

Stairs to first floor, built-in cupboard, doors to:

Cloakroom

White suite comprising low level w.c. and pedestal wash hand basin, window to rear, radiator.

Lounge / Diner

18' 1" x 9' 6" (5.51m x 2.90m)

Window to front, French doors to rear, radiator, carpet.

First Floor Accommodation

Landing

Window to rear, doors to:

Bedroom One

Irregular Shaped Room 13' 7" max into door recess x 10' 9" max (4.14m max into door recess x 3.28m)

Two built-in cupboards, radiator, carpet,

Bedroom Two

Irregular Shaped Room 11' 2" + door recess x 10' 2" max (3.40m + door recess x 3.10m)

Window to front, radiator, carpet.

Bedroom Three

8' x 7' 3" (2.44m x 2.21m)

Window to rear, radiator, carpet.

Family Bathroom

White suite comprising panel enclosed bath with shower over, low level w.c. and pedestal wash hand basin with cabinet unit, part tiled walls, shelf, radiator, tiled floor.

Outside

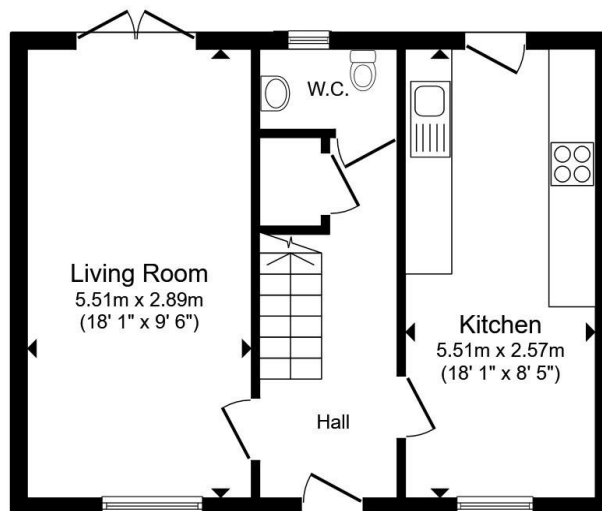
There is a gate to the front giving access to a pathway leading to entrance door. There is also a small garden area.

The rear garden is mainly laid to artificial lawn with paved sections and shed, all enclosed by panel fencing.

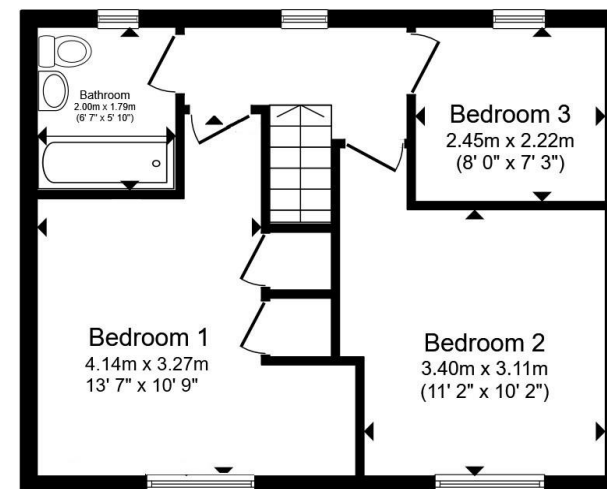
The property benefits from a PARKING SPACE.

Agents Note

This property is currently under shared ownership with 30% ownership by the seller. The property may be offered to market with the possibility of purchasing 100% in conjunction with Delta Housing Association, who would need to be contact to ensure that any criteria are met by an interested party,



Ground Floor



First Floor

Total floor area 83.5 m² (899 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Hythe Hill, COLCHESTER

- 30% SHARED OWNERSHIP
- End Of Terrace House
- Kitchen/Breakfast Room
- Lounge/Diner
- Cloakroom & Bathroom
- Three Bedrooms
- Parking Space To Rear

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 431.88

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Mar 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121571 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk