



Ipswich Road, Colchester, CO4 0HQ



welcome to

Ipswich Road, Colchester

This exceptional SEMI-DETACHED HOUSE is BEAUTIFULLY PRESENTED THROUGHOUT making the PERFECT HOME FOR GROWING FAMILIES with viewing highly recommended. Situated in a POULAR LOCATION to the north of Colchester the property is ideal for LOCAL SCHOOLS, various shops, bus services and the A12/A120.



Entrance

The property is entered via the front door with obscure double glazed insets leading to:

Hallway

Obscure double glazed window to the front aspect, built-in understairs cupboard (housing the electric meter), radiator, exposed wooden flooring, stairs rising to the first floor and doors leading to;

Living Room

Double glazed bay window to the front aspect, chimney breast, fireplace feature with dual-fuel log burner, radiator, inset spotlights and exposed wooden flooring.

Dining Room

Double glazed French doors opening onto the rear garden, chimney breast, fireplace feature with dual-fuel log burner, radiator, inset spotlights and exposed wooden flooring.

Kitchen / Breakfast Room

Double glazed windows to the rear and side aspects, double glazed skylight window, single sink and drainer with mixer-tap inset to the worktop, breakfast bar, extensive range of white high-gloss wall and floor mounted matching cupboards and drawers (housing the Vaillant boiler), built-in electric double oven with four-ring electric hob and cooker hood over, plumbing for a washing machine, radiator, inset spotlights, tiled flooring and a part double glazed door leading to:

Conservatory

Double glazed French doors opening onto the rear garden, double glazed windows to the rear and side aspects and tiled flooring.

First Floor Landing

Double glazed window to the side aspect, access to the loft area (part boarded with a loft ladder), inset spotlights and doors leading to;

Bedroom One

Double glazed window to the front aspect, chimney breast, built-in wardrobes, radiator and inset spotlights.

Bedroom Two

Double glazed window to the rear aspect, chimney breast, built-in wardrobes, radiator and inset spotlights.

Bedroom Three

Double glazed window to the front aspect, radiator and inset spotlights.

Family Bathroom

Obscure double glazed window to the rear aspect, P-shaped bath with mixer-tap and adjustable shower head with mixer-tap, twin circular wash hand basins with mixer-taps and drawers under, low level WC, fitted cupboard, chrome heated towel rail, inset spotlights, tiled walls and tiled flooring.

Rear Garden

The generous rear garden is mainly laid to lawn with a paved patio area, wooden shed, greenhouse, external tap and further access via the front gate and side path.

Parking

There is a substantial shingled driveway to the front of the property providing off road parking for several vehicles.



view this property online williamhbrown.co.uk/Property/CSJ110125



welcome to

Ipswich Road, Colchester

- Three Bedrooms
- Semi-Detached Family House
- Living Room and Dining Room
- Stylish High-Gloss Kitchen
- Conservatory

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ110125



Property Ref:
CSJ110125 - 0004

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 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk