



Vancouver Place, Colchester, CO2 9RW

welcome to

Vancouver Place, Colchester

This attractive detached house is situated on the south side of Colchester, adjacent to green spaces and within close proximity of local shops, supermarkets, amenities and schools. The property offers beautifully presented and spacious accommodation throughout, being perfect for the growing family.



Early viewing is advised of this well presented, modern and spacious detached family home well situated for access to amenities and transport links. The property offers generous living accommodation throughout as well as enclosed rear garden and off street parking.

Entrance Door To:

Entrance Hall

Laminate wood flooring, stairs to first floor, radiator, doors to:

Living Room

Upvc double glazed box bay window to side, upvc double glazed window to front, carpet, feature brick fireplace with wood burner, radiator.

Study

Upvc double glazed window to front, upvc double glazed window to side, radiator, carpet.

Kitchen / Diner

Upvc double glazed window to rear, upvc double glazed French doors to side, radiator, laminate wood flooring. Range of modern matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, integrated oven and hob with stainless steel splashback and extractor hood over, integrated dishwasher and fridge/freezer, door to:

Utility Room

Matching base and eye level units, work surface, space and plumbing for washing machine, laminate wood flooring, radiator, upvc double glazed window to side, door to:

Cloakroom

Modern white suite comprising low level w.c. and pedestal wash hand basin, upvc double glazed window to side, laminate wood flooring, radiator.

First Floor Accommodation

Landing

Two built-in cupboards, small upvc double glazed window to side, carpet, doors to:

Bedroom One

Upvc double glazed window to rear, upvc double glazed window to side, wardrobes to one wall with mirror fronted sliding doors, radiator, carpet, door to:

En Suite

Modern white suite comprising double shower cubicle, low level w.c. and pedestal wash hand basin, radiator, laminate wood flooring, upvc double glazed obscure window to rear.

Bedroom Two

Upvc double glazed window to front, radiator, carpet.

Bedroom Three

Upvc double glazed window to front, upvc double glazed window to side, radiator, carpet.

Bedroom Four

Upvc double glazed window to side, radiator, carpet, built-in wardrobe cupboard.

Family Bathroom

Modern white suite comprising panel enclosed bath, pedestal wash hand basin and low level w.c., part tiled walls, laminate wood flooring, radiator, upvc double glazed obscure window to front.

Outside

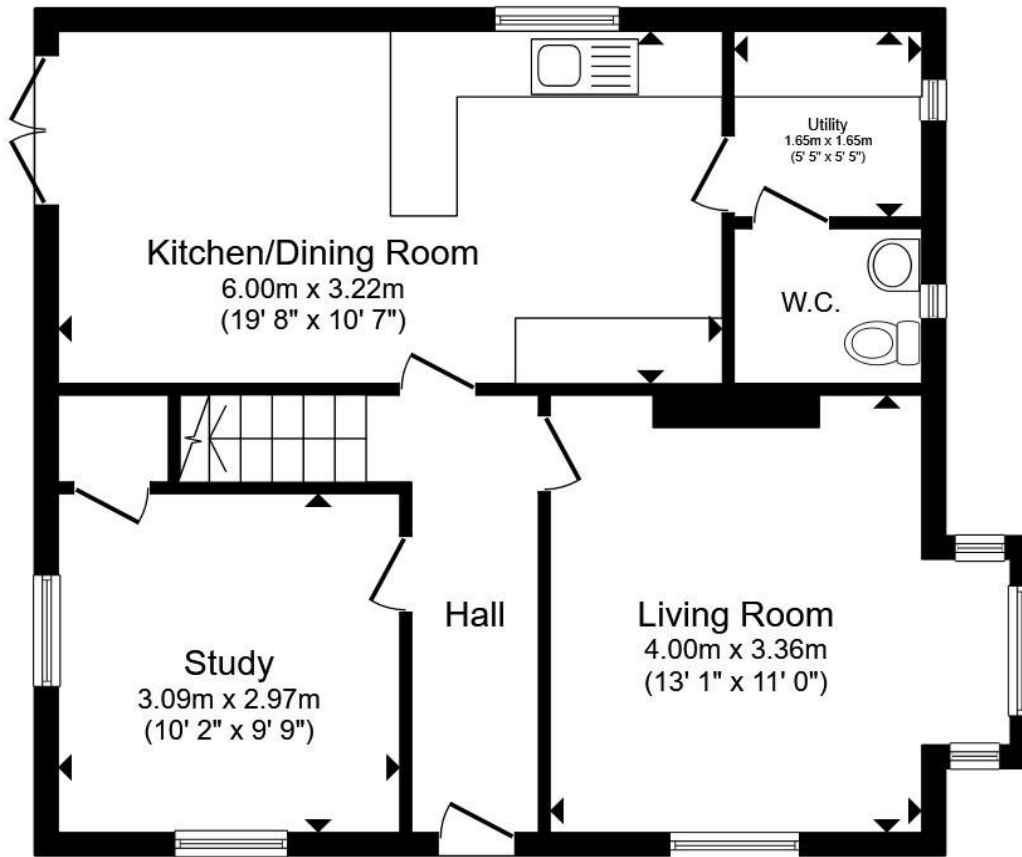
There is a generous private rear garden which comprises of paved and lawned sections, all enclosed by high level brick wall and panel fencing.

There is a gate providing off road parking for up to two vehicles.

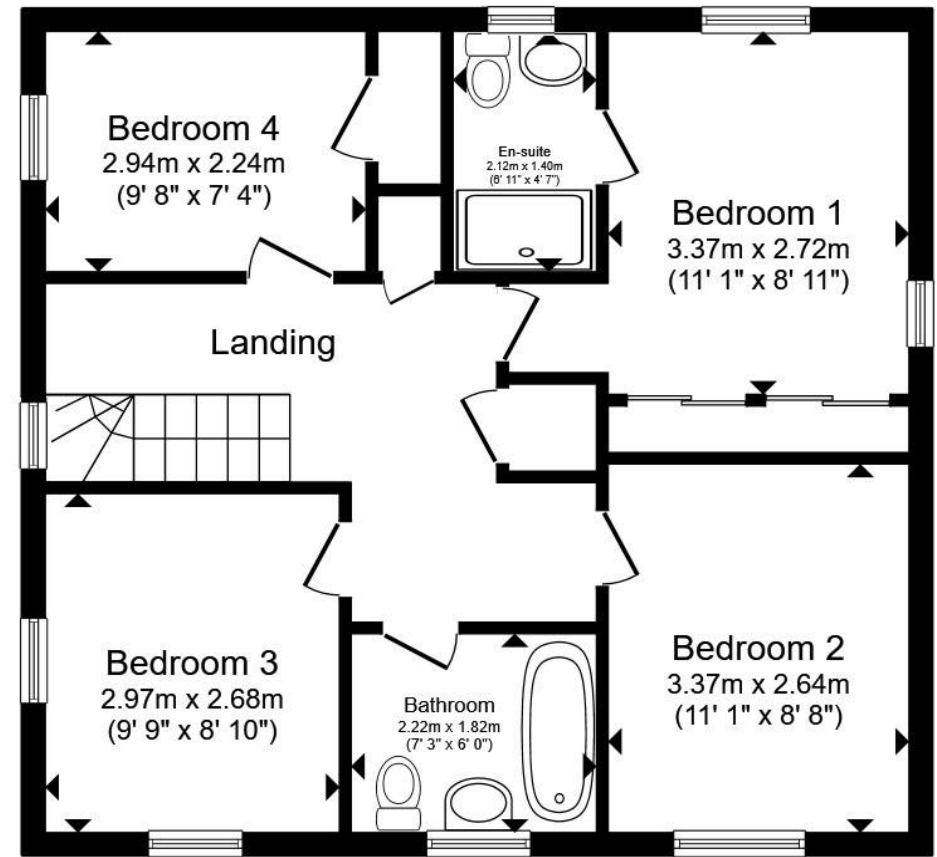


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Ground Floor



First Floor

Total floor area 115.5 m² (1,244 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

welcome to

Vancouver Place, Colchester

- Modern Detached Family Home
- Modern Kitchen/Diner
- Living Room & Study
- Utility Room & Cloakroom
- Four Bedrooms
- En Suite & Family Bathroom
- Enclosed Rear Garden
- Off Road Parking

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121769 - 0002

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