



Mascot Square, Colchester, CO4 3GA

welcome to

Mascot Square, Colchester

Offered with no onward chain, this beautifully refurbished two-bedroom semi-detached home is ideally suited to first-time buyers, young families and investors. This move-in ready property is conveniently located for local schools, shops, the University of Essex and access to the A12 and A120



Description

Offered with no onward chain, this attractive two-bedroom semi-detached home has been thoughtfully refurbished to create a stylish and comfortable property ready for immediate occupation.

The property has benefited from significant recent improvements, including a contemporary kitchen (fitted 2026), complete with integrated appliances and a modern four-ring induction hob. The kitchen is covered by the balance of a 10-year warranty, providing reassurance for prospective purchasers. Further enhancements include double-glazed windows and a front door (fitted 2026), also benefiting from 10-year warranties, improving both energy efficiency and security.

The accommodation is well laid out and ideal for modern living. The ground floor comprises a welcoming entrance hall, convenient cloakroom, modern fitted kitchen and a bright living room with French doors opening directly onto the rear garden. Upstairs, there are two well-proportioned bedrooms and a family bathroom. Outside, the rear garden has been designed for ease of maintenance with a combination of shingle and patio areas, providing an enjoyable outdoor space for relaxing and entertaining. A useful wooden shed offers additional storage, while gated side access adds practicality. To the front of the property, an allocated parking space provides convenient off-road parking.

Situated within a sought-after residential area, the property enjoys excellent access to local schools, everyday amenities, the University of Essex and major road links via the A12 and A120. Combining modern upgrades, low-maintenance living and the advantage of no onward chain, this home represents an excellent opportunity to acquire a property requiring little or no immediate expenditure.

Entrance

The property is entered via the front door with double glazed insets (fitted 2026 and benefitting from a 10-year warranty) leading to the entrance hall:

Entrance Hall

Radiator, stairs rising to the first floor and doors leading to cloakroom, kitchen and living room.

Cloakroom

Fitted with a low level WC, corner wash hand basin with mixer-tap, tiled splashbacks and a radiator.

Kitchen

Contemporary kitchen (fitted 2026 with a 10-year warranty). Double glazed window to the front aspect, single sink and drainer with mixer-tap inset to the work surfaces, tiled splashbacks and range of wall and floor mounted matching cupboards and drawers, integral fridge and freezer, built-in electric oven, four-ring electric hob and cooker hood over, washing machine, radiator and laminate flooring.

Living Room

Double glazed French doors opening onto the rear garden, flanked with double glazed windows. Built-in understairs storage cupboard and a radiator.

First Floor Landing

Access to the loft space and doors leading to both bedrooms and a family bathroom.

Bedroom One

Well-proportioned principal bedroom with two double glazed windows to the front aspect, built-in storage cupboard and a radiator.

Bedroom Two

Double glazed window overlooking the rear aspect and a radiator.

Family Bathroom

Fitted with an enclosed panel bath with mixer-tap and shower attachment, pedestal wash hand basin, low level WC, radiator, extractor fan and part tiled walls.

Rear Garden

Low maintenance rear garden predominantly laid to shingle with a paved patio seating area, wooden storage shed and gated side access.

Parking

Allocated parking space located directly in front of the property, providing off road parking.

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Mascot Square, Colchester

- Two Bedroom Semi Detached Home
- Beautifully Refurbished Throughout
- Contemporary Kitchen (Fitted 2026 with 10-Year Warranty)
- Double Glazed Windows & Front Door (Fitted 2026 with 10-Year Warranty)
- Living Room with French Doors to Rear Garden
- First Floor Bathroom & Ground Floor Cloakroom
- Low Maintenance Rear Garden
- Allocated Parking Space for Off Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ110216 - 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.

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william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk