



Silcock Close, Colchester, CO4 0PA

welcome to

Silcock Close, Colchester

This excellent GROUND FLOOR MAISONETTE is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS situated in a SOUGHT-AFTER CUL-DE-SAC off Ipswich Road being convenient for LOCAL SHOPS, bus services and the A12/A120. Viewing is highly recommended.



Entrance

The property is entered via the part obscure double glazed private side door leading to:

Hallway

Built-in cupboard (with plumbing for a washing machine and housing the water tank) and doors leading to;

Bedroom

11' 10" x 9' (3.61m x 2.74m)

Double glazed window to the front aspect and an electric heater.

Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with adjustable shower head and mixer-tap, pedestal wash hand basin, low level WC, chrome heated towel rail and part tiled walls.

Lounge / Dining Room

15' 4" x 11' max (4.67m x 3.35m max)

Two double glazed windows to the front aspect, electric heater and a door leading to:

Kitchen

7' 6" x 5' 4" (2.29m x 1.63m)

Double glazed window to the rear aspect (overlooking the rear garden), single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers, built-in electric oven, four-ring electric hob with cooker hood over and spotlights.

Rear Garden

Enclosed with panel fencing the rear garden is mainly paved and accessed via the side gate (with access via the neighbouring garden).

Front Garden

The front garden is mainly laid to lawn.

Garage

16' x 8' (4.88m x 2.44m)

Up and over door to the front.



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welcome to

Silcock Close, Colchester

- One Bedroom
- Ground Floor Maisonette
- Private Courtyard Rear Garden
- Stylish Fitted Kitchen
- Modern Bathroom
- Garage En Bloc
- Popular Cul-De-Sac Position
- North Colchester Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 161 years from 24 Dec 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of **£160,000**



directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109012 - 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.

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