



Morant Road, Colchester, CO1 2JB

Price £260,000

Having been COMPLETELY REFURBISHED to an extremely high standard, the current owners have undertaken a full programme of works to include; replacement of the roof, double glazing, new heating system, re-wired, re-decorated and installed new flooring. This traditional three bedroom semi-detached family home now offers the opportunity to purchase a 'move in ready' family home that would also make an ideal opportunity for the investment buyer. Being offered with NO ONWARD CHAIN, you will find Morant Road in the popular New town area of Colchester offering local schooling, shopping and recreational facilities are close at hand.

Double Glazed Entracce Door to:

Lounge:

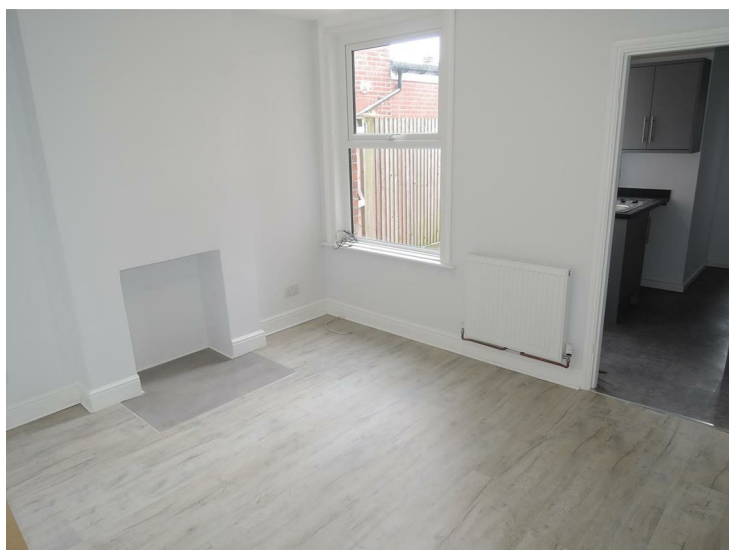
11'11" x 9'10" (3.64 x 3.01)



Double glazed bay window to front, cast iron fireplace with tiled hearth, picture rail, door way to inner lobby with staircase and further access to :

Dining Room:

11'10" x 9'10" (3.63 x 3.01)



Double glazed window to rear, radiator, fireplace recess, under stairs storage cupboard, door to:

Kitchen:

12'2" x 6'8" (3.72 x 2.05)



A newly fitted kitchen which comprises of worksurfaces housing storage cupboards and drawers beneath and matching eye level units, inset four ring hob, with electric oven beneath and extractor over, inset single bowl stainless steel sink unit with mixer tap, double glazed window to side and double glazed door leading to rear garden, inset downlighters, radiator, plumbing for washing machine, door to:

Bathroom:

6'0" x 4'5" (1.84 x 1.36)



A newly fitted traditional white three piece suite comprising of a panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap inset into cabinet. close coupled W.C. Double glazed windows to side and rear, tiling to walls, inset downlighters, chrome heated towel rail, integrated Ideal classic combination gas fired boiler.

First Floor Landing:

Double glazed window to side, access to loft space, doors to:

Bedroom One:

11'11" x 9'10" (3.64 x 3.01)



Two double glazed windows to front, radiator, cast iron fireplace and hearth.

Bedroom Two:

12'2" x 6'11" (3.72 x 2.11)



Double glazed window to rear, radiator.

Bedroom Three:

9'3" x 8'0" (2.84 x 2.44)



Double glazed window to rear, radiator.

Rear Garden:

42'7" (13)

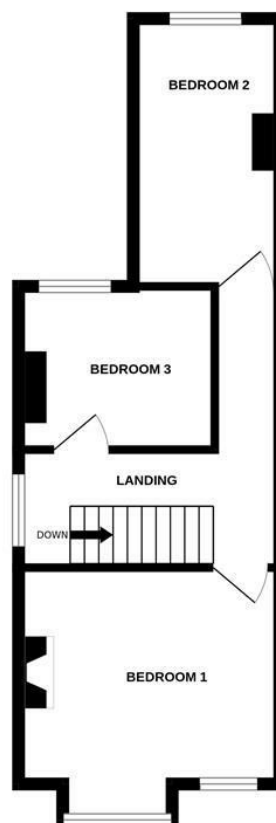
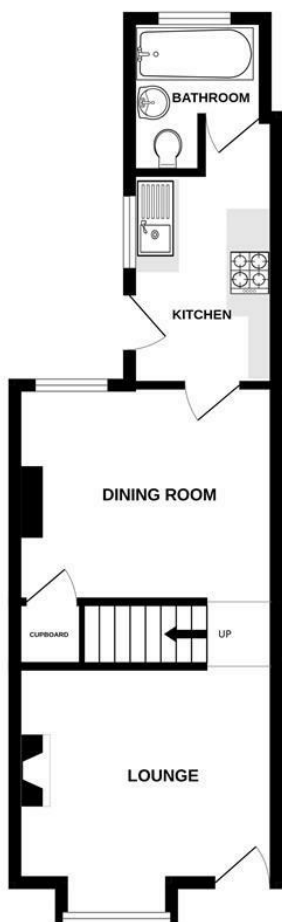


To the rear of the property the nicely enclosed rear garden with gated access is enclosed by high level wooden fence panelling, lawned area and raised decking. To the front of the property there is a small enclosed garden area.

Disclaimer:

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Council Tax Band 'B'



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B		67	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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