



Turner Road, Colchester, CO4 5JR

Guide price £250,000

An established double bay fronted three bedroom semi-detached family home. The property offers good size family accommodation and the benefit of a 93' REAR GARDEN. Located to the North of Colchester City Centre within close proximity of the mainline North Station with 'fast' services into Liverpool Street station as well as the popular Highwoods Country Park. The property is currently in need of some modernisation and we would recommend interested parties carry out their own personal inspection.

Recessed Double Glazed Entrance Door:

Reception Hall:

Stairs ascending to first floor, radiator, door to:

Lounge:

11'11" x 10'8" (3.64 x 3.27)



Double glazed bay window to front, radiator, open fireplace with tiled surround, picture rail.

Dining Room:

11'1" x 11'5" (3.39 x 3.49)



Double glazed window to rear, radiator, door to:

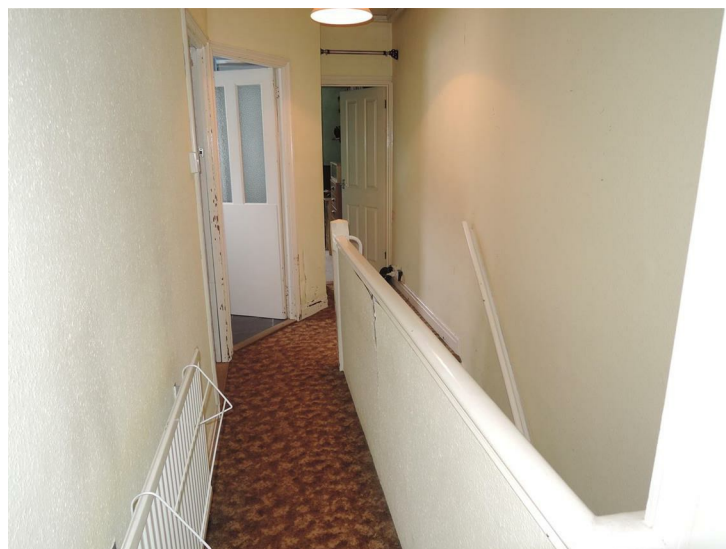
Kitchen:

11'1" x 8'5" (3.39 x 2.57)



Comprising of worksurfaces with cupboards and drawers under and eye level units, inset for ring electric hob, with oven and extractor over, inset one and a half bowl stainless steel sink unit with mixer tap, 2 double glazed windows to side, double glazed window to rear, wall mounted Vaillant combination gas fired boiler, radiator, understairs storage cupboard, double glazed door leading to rear garden.

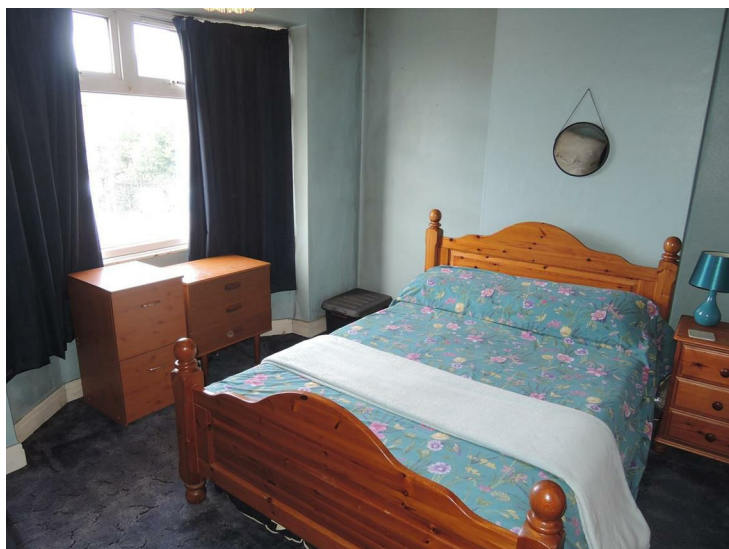
First Floor Landing:



Access to part insulated loft space, radiator, built in storage cupboard, door to:

Bedroom One:

13'11" x 10'5" (4.26 x 3.18)



Two double glazed windows to front, radiator.

Bedroom Three:

8'5" x 8'2" (2.58 x 2.51)



Double glazed window to rear, radiator.

Bedroom Two:

11'5" x 8'9" (3.49 x 2.67)



Double glazed window to rear, radiator.

Shower Room:

5'4" x 5'4" (1.65 x 1.65)



White suite with tiled shower cubicle, pedestal wash hand basin, close coupled W.C. tiling to floor, and walls, double glazed window to side, radiator.

Rear Garden:

93' (28.35m)



The extensive rear garden measures approximately 93' in length and is mainly laid to lawn with wooden fence panel surround and concreted off road parking area. Accessed from a shared driveway. In addition there is an outside W.C. not currently in service.

Front Garden:

The nicely enclosed front garden is paved with mature shrubs to the borders.

Material Information:

Local Authority Colchester City Council

Council tax Band 'C'

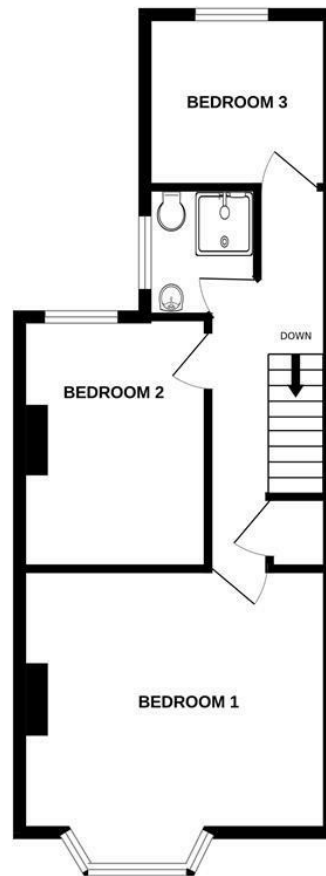
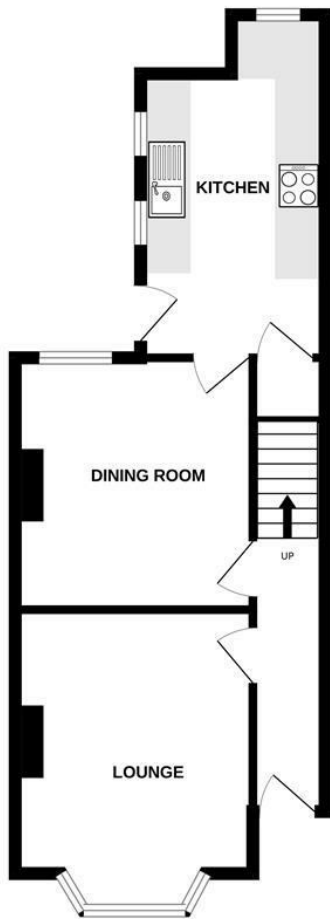
Tenure: Freehold

Broadband speeds: TBC

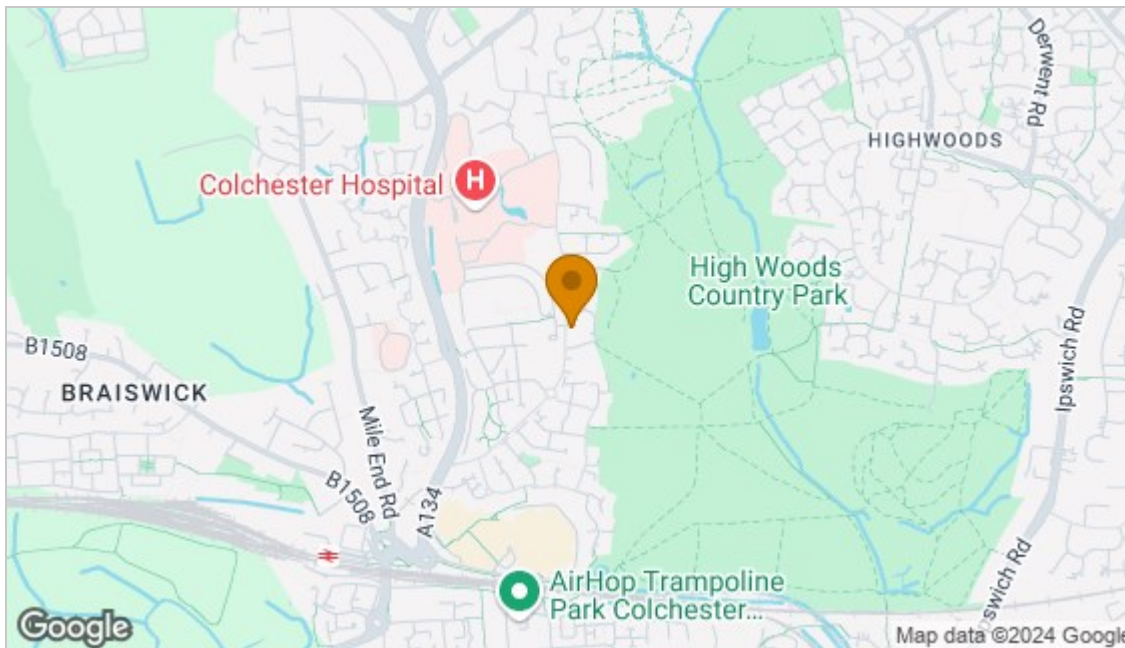
Vehicular Access: There is a shared driveway with the adjacent property and we would recommend legal investigations are made to confirm ownership and the existence of rights of way.

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.



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			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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