



Woden Avenue Stanway, Colchester, CO3 0QY

Located in the popular Stanway area on the western side of the city of Colchester is this FOUR DOUBLE BEDROOM END-TERRACED HOUSE. The property benefits from a modern four piece family bathroom along with an En-Suite to the Principal Bedroom and both Ground and Second Floor W.C's. Stanway is a popular location due to it's proximity to local primary and secondary Schools and it's convenient access to the A12 for commuters. Comprehensive shopping facilities are at both Tollgate & Stane Retail parks are located around three quarters of a mile away. With views over greensward and park, an early inspection is strongly advised to appreciate the accommodation and décor on offer.

- Four Double Bedrooms
- En-Suite to Principle Bedroom
- Ground & Second Floor W.C.
- Four Piece Family Bathroom
- 18'8 Kitchen/Diner
- Double Glazed Conservatory
- Off Street Parking
- Day Room/Converted Garage
- Approx 40' Side & Rear Gardens
- EPC Rating C & Council Tax E

Price £395,000 Freehold



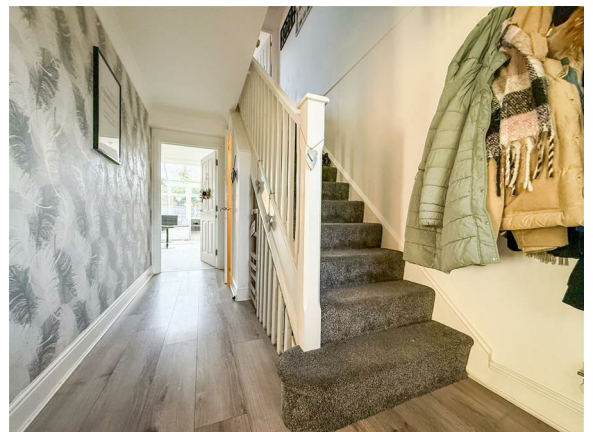
Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALLWAY

Stairflight to first floor. Understairs storage recess. Radiator. Wood effect flooring. Doors to Ground floor W.C. & Lounge.



GROUND FLOOR W.C

Fitted with a modern white suite comprising; Concealed cistern low level W.C. Wash hand basin. Radiator. Tiled splash backs. Wood effect flooring. Extractor fan (not tested).



LOUNGE

16'3 into bay x 11'6

Radiator. Double glazed bay window to front with views across road to greensward and playground.



ALTERNATE VIEW OF LOUNGE



VIEWS FROM LOUNGE TOWARDS GREENSWARD



KITCHEN/DINER

18'8 x 10'5

Fitted with a range of grey panel fronted units comprising granite effect work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Tall larder cabinet. Inset four ring gas hob with stainless steel effect extractor hood above. Undercounter electric oven below (Appliances not tested). Space and plumbing for washing machine and tumble dryer. American style fridge freezer space. Wood effect flooring. Radiator. Double glazed window to rear overlooking garden. Open access to Conservatory.



KITCHEN AREA VIEW



DINING AREA VIEW



CONSERVATORY

9'8 x 7'

Wood effect flooring. Double glazed windows to sides and rear overlooking garden. Vaulted glazed roof. Double glazed double doors leading to rear garden.



FIRST FLOOR LANDING

Radiator. Double glazed window to front. Doors to;



PRINCIPAL BEDROOM

13'7 into bay x 11'6

Fitted mirror fronted sliding wardrobes. Radiator. Double glazed bay window to front with views over road to greensward and play area. Door to En-Suite.



VIEWS TO FRONT FROM PRINCIPAL BEDROOM



EN-SUITE

Fitted with a modern three piece suite comprising; Double walk-in shower cubicle. Wash hand basin. Concealed cistern low level W.C. Part tiled walls. Chrome effect heated towel rail. Extractor fan (not tested). Double glazed window to side.



BEDROOM TWO

11'6 x 8'10

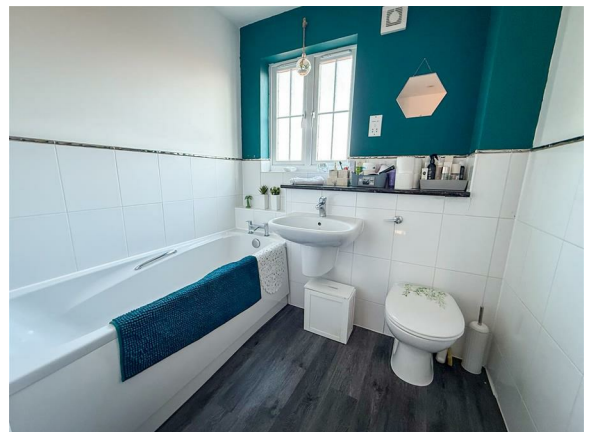
Radiator. Wood effect flooring. Double glazed window to rear.



FAMILY BATHROOM

8'10 x 6'9

Fitted with a modern four piece white suite comprising; Independent shower cubicle. Panelled bath with mixer tap. Pedestal wash hand basin. Concealed cistern low level W.C. Part tiled walls. Chrome effect heated towel rail. Wood effect flooring. Extractor fan (not tested). Double glazed window to rear.



SECOND FLOOR LANDING

Velux window. Built in storage cupboard housing wall mounted gas combination boiler serving hot water and central heating system (not tested). Doors to;



BEDROOM THREE

12'2 x 7' plus bay

Radiator. Part sloping ceiling. Double glazed window to front with views over road to Greensward and play area.



BEDROOM FOUR

12'2 x 8'5

Radiator. Part sloping ceiling. Two Velux windows to rear.



SECOND FLOOR W.C

Wash hand basin. Part tiled walls. Radiator. Extractor fan (not tested).



OUTSIDE - FRONT

Small front garden with shingled area and shrubs. Enclosed by iron metal railing. Block paved area to side of property which provides off street parking. Shared access to rear providing access to additional parking space in front of Garage (n.b, The Garage has been converted by the sellers into a day room so is not suitable for vehicular use). Gate giving side pedestrian access to rear garden.



OUTSIDE - REAR

Approximately 40' max rear garden. Large paved patio area. Two additional raised decking areas. Small lawned area. Side enclosed wooden pagoda area. Personal door to Day Room. Enclosed by panelled fencing.



ALTERNATE VIEW OF GARDEN



DAY ROOM (Former Garage)

15'1 x 8'5

Power and light connected. Double glazed windows to side and rear. Wood effect flooring.



INTERNAL VIEW OF DAY ROOM



GREENSWARD TO FRONT



JE 0125

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: E

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage
(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

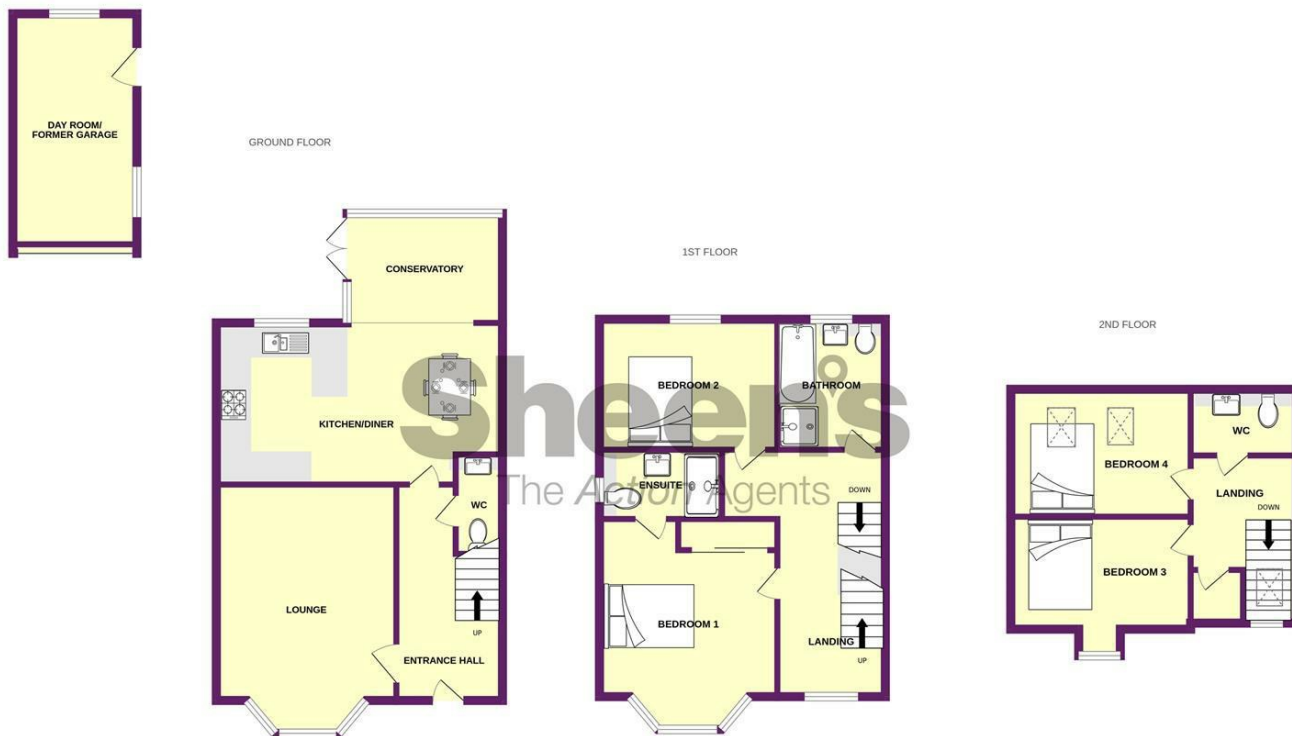
Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR





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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Selling properties... not promises

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