



52 Cambie Crescent, Colchester, CO4 5DW

Guide price £350,000



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Some More Information

Entrance hall with stairs to the first floor landing and door to the garage conversion/gym with base level units, inset sink unit, spaces for tumble dryer and fridge. There is also a door to rear lobby giving access to the garden.

The first floor landing has a double built-in storage cupboard, single built-in cupboard with wall mounted gas boiler, stairs to second floor landing with storage cupboard under and radiator. The lounge/kitchen/diner has two upvc double glazed windows to front and two upvc double glazed windows to side, double glazed window to rear, radiators, low voltage spotlights, television point, square edge work surfaces, eye and base level units, single bowl sink and drainer unit, space for dishwasher, central island breakfast bar with stainless steel single oven and five ring gas hob with extractor over. Bedroom three has two upvc double glazed windows to front and a radiator. The first floor is concluded with a shower room with double shower cubicle, low level w.c., pedestal wash hand basin, tiled splashbacks, heated towel rail and double glazed obscure window to rear.

Second Floor Landing has a velux roof window, double airing cupboard and doors to Bedroom one which is an 'L' shaped room with double glazed dormer window to front, two velux roof windows to rear and radiator. Ensuite with panel enclosed bath, pedestal wash hand basin, low level w.c., tiled splashbacks, heated towel rail and velux roof window. Bedroom two has a double glazed dormer window to front, radiator.

Externally

The rear garden benefits from a patio area with paved footpath leading to the garage conversion/gym. The balance of the garden has artificial lawn with some raised low maintenance flower beds, enclosed by brick wall and wood panel fencing. Secure timber gate provides access to the front parking courtyard where there is a further garage and parking for two vehicles in front of the property.

Location

The property is situated within close proximity of Colchester North Station providing services to London Liverpool Street and

is within walking distance to Colchester General Hospital and Turner Rise Retail Park which also provides a range of shopping facilities with national outlets and Asda superstore. The A12 can also be accessed London bound towards the M25. The town centre is also a short distance away providing a further range of shopping facilities, bars and restaurants and the popular David Lloyd Leisure centre is also a short distance away as well as popular local primary and secondary schooling at Highwoods and Mile End.

First Floor Landing

Lounge/Kitchen/Diner

20'11" x 21'10" (6.38m x 6.65m)

Bedroom Three

16'5" x 8'6" (5.00m x 2.59m)

Shower Room

9'2" x 6'1" (2.79m x 1.85m)

Second Floor Landing

Bedroom One

13'11" x 11'5" to wardrobes (4.24m x 3.48m to wardrobes)

Ensuite

7'9" x 6'5" (2.36m x 1.96m)

Bedroom Two

15'8" x 9'7" (4.78m x 2.92m)

Services

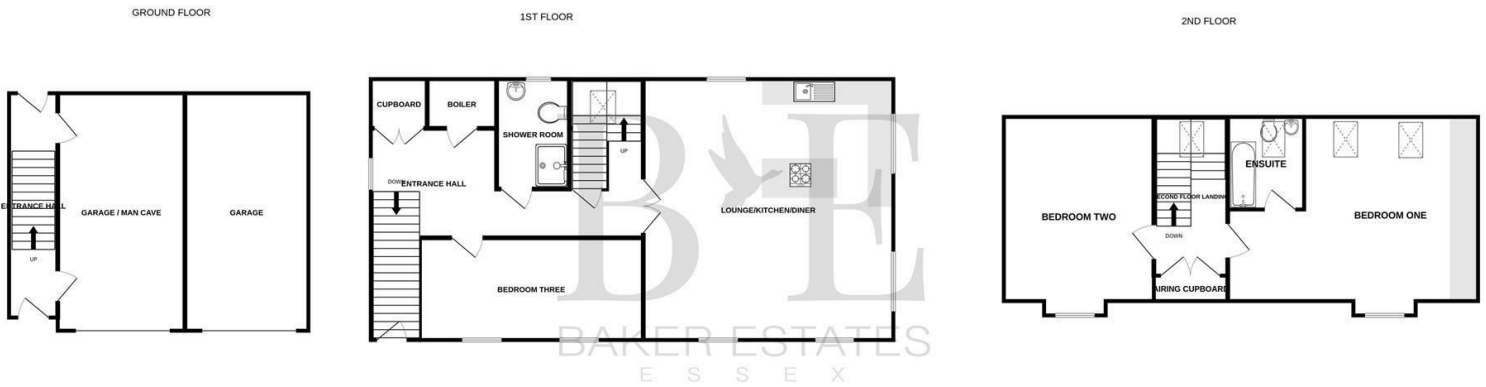
Local Authority - Colchester City Council

Council Tax Band - D

Tenure - Leasehold - 978 years remaining on the lease (as at 2023) Service Charge £578.64 per annum

EPC - C





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			
(81-91) B			
(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	86

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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