

For Sale

Guide Price **£290,000** Freehold



York Place COLCHESTER CO1 2RF

Guide Price

Connells are pleased to bring to market this three bedroom, end of terrace house located on York Place.

With the open lounge/diner, modern kitchen and front/rear garden - this property is not to be missed!

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Property Details

Entrance Hall

Enter via double glazed door, stairs rising up to the first floor, radiator, laminate wood flooring, door leading into;

Lounge / Diner 26' 5" x 12' 9" (8.05m x 3.89m)

L shaped room with dual aspect double glazed windows (front and rear) two radiators, distressed look laminate flooring, glass sliding door through to the kitchen.

Kitchen 11' 7" x 9' 4" (3.53m x 2.84m)

Recently upgraded by the current owners and offering a mix of base, flip top wall units and generous corner larder style cabinets, featured tiled floor with under floor heating, integrated appliances comprising of oven, hob and fan, microwave, washing machine and dishwasher. Double glazed window and door to the rear garden.

First Floor Landing

Loft hatch, laminate wood flooring, shelved storage cupboard, doors leading to;

Bedroom One 14' 1" x 9' 5" (4.29m x 2.87m)

Double glazed window to the front, laminate wood flooring and

radiator.

Bedroom Two 11' 5" x 8' 5" (3.48m x 2.57m)

Double glazed window to the rear garden, radiator, laminate wood flooring.

Bedroom Three 9' 5" x 6' 9" (2.87m x 2.06m)

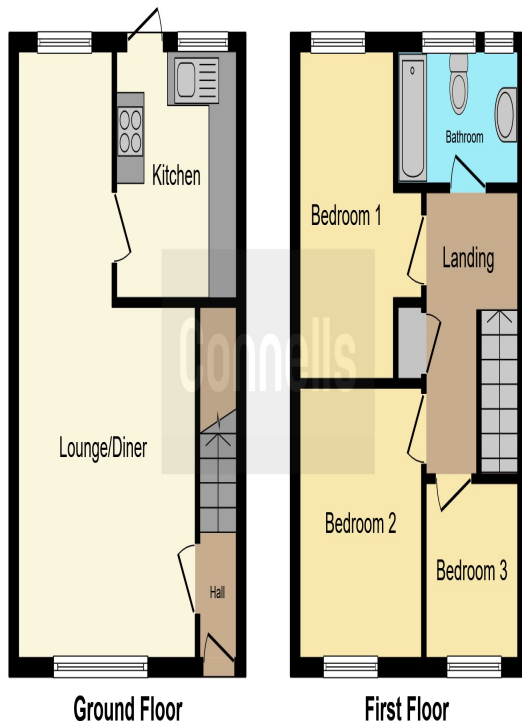
Double glazed window to the front, laminate wood flooring and radiator.

Family Bathroom

The recently renovated family bathroom comprises twin composite vanity sinks, cistern enclosed WC, panel bath with shower over, heated towel rail and two obscure double glazed windows to the rear.

Outside

The rear garden is mainly laid to deck board with two gates for access, one side and one rear for bikes, bins etc. To the front of the property is a large laid to lawn garden.



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Tenure: Freehold

EPC Rating: C

Property Ref: CCH307698 - 0002

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspectors.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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