









welcome to

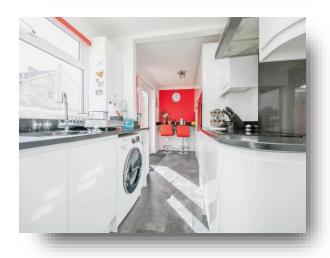
Lincoln Way, Colchester

This three bedroom semi detached family home is situated on the popular 'Riverside Development' on the east side of Colchester, offering excellent access to local schooling. Colchester's city centre is a short walk away, as well as St Botolphs train station with links to London Liverpool Street.













This well presented semi detached family home is situated in Lincoln Way on the Riverside estate, within walking distance of the Castle Park and city centre.

Ground floor accommodation comprises entrance hall, living room, dining room (garage conversion), cloakroom and kitchen/breakfast Room. The first floor offers three good size bedrooms and a family bathroom.

Externally there is off road parking for several cars and an enclosed rear garden.

Entrance Door To:

Entrance Hall

Stairs to first floor, radiator, wooden flooring, built-in storage cupboard under stairs, doors to:

Cloakroom

Low level w.c., wash hand basin, tiled floor, window to rear.

Lounge

17' 6" \times 10' 7" (5.33m \times 3.23m) Upvc double glazed window to front, wooden flooring, radiator, open to:

Dining Room/Garage Conversion

16' 4" x 6' 9" (4.98m x 2.06m) Upvc double glazed window to front, radiator, wooden flooring.

Kitchen / Breakfast Room

19' 1" max x 6' 9" max (5.82m max x 2.06m max) Range of modern white matching base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, inset eye level cooker, four ring gas hob with extractor fan over, space for washing machine, space for fridge/freezer, tiled floor, breakfast bar, radiator, upvc double glazed window to rear, upvc double glazed double doors to rear.

First Floor Accommodation

Landing

Two storage cupboards, loft access, carpet, upvc double glazed window to side, doors to:

Bedroom One

12' 6" $\max x$ 11' 5" $\max (3.81 \text{m max } x 3.48 \text{m max})$ Upvc double glazed window to front, radiator, carpet, built-in wardrobes.

Bedroom Two

12' 1" $\max x$ 9' 8" \max (3.68m $\max x$ 2.95m \max) Upvc double glazed window to rear, radiator, storage cupboards, carpet.

Bedroom Three

11' 5" x 6' 7" ($3.48m \times 2.01m$) Upvc double glazed window to front, radiator, carpet.

Bathroom

Modern white suite comprising panel enclosed bath with shower over, low level w.c. and pedestal wash hand basin, tiled walls, tiled floor, radiator, half window to rear.

Outside

The property benefits from a driveway providing off road parking for several cars.

The rear garden is laid to patio and lawn, all enclosed by panel fencing. Rear access gate.









welcome to

Lincoln Way, Colchester

- Semi Detached Family Home
- Spacious Living Accommodation
- Three Bedrooms
- Cloakroom & Family Bathroom
- Off Road Parking For Several Cars
- Enclosed Rear Garden
- Close To City Centre & Train Station

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inscellations? Devement by www.focatioent.com.







Roman Rd.

Exeter Dr.

Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: CCS119553 - 0002 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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