



Adelaide Drive, Colchester, CO2 8UB

welcome to

Adelaide Drive, Colchester

This spacious four bedroom detached family home is situated on the south side of Colchester, on the popular 'Australian Estate', offering good access to local amenities, schooling and green spaces, as well as being around 3 miles from Colchester's city centre and St Botolphs train station.



Early viewing is advised of this four bedroom detached family home which offers an opportunity for improvement and potential extension, and is conveniently situated in Adelaide Drive.

Ground floor accommodation comprises entrance hall, cloakroom, lounge with doors onto the garden and kitchen/dining room.

The first floor offers four good size bedrooms (three of which have built-in wardrobes) and a family bathroom.

Externally there is driveway parking, a garage and enclosed attractive mature rear garden.

Entrance Door To:

Entrance Hall

Stairs to first floor, tiled floor, radiator, upvc double glazed window to front, doors to:

Cloakroom

Low level w.c., wash hand basin, upvc double glazed window to front.

Lounge

17' 9" x 10' 8" (5.41m x 3.25m)
Upvc double glazed sliding doors to rear, feature fireplace with wooden mantle and brick surround, radiator, carpet, doors to:

Kitchen / Diner

18' 4" max x 11' 8" max (5.59m max x 3.56m max)
Upvc double glazed windows to side and rear, range of matching base and eye level units, work surfaces, inset sink and drainer unit, built-in storage cupboards, integrated oven and four ring hob with extractor over, built-in dishwasher, space for appliances, radiator, tiled floor to kitchen area and carpet to dining area.

First Floor Accommodation

Landing

Loft access, storage cupboard, carpet, doors to:

Bedroom One

11' 4" x 10' 9" to face of wardrobes (3.45m x 3.28m to face of wardrobes)
Upvc double glazed window to front carpet, fitted wardrobes, radiator.

Bedroom Two

10' 9" max to face of wardrobe x 9' 9" max (3.28m max to face of wardrobe x 2.97m max)
Upvc double glazed window to rear, carpet, radiator, built-in wardrobe.

Bedroom Three

Irregular Shaped Room 11' 4" max to wardrobe x 9' 8" max into door recess (3.45m max to wardrobe x 2.95m)
Upvc double glazed window to front, built-in wardrobe, radiator, carpet.

Bedroom Four

9' 5" x 7' 3" (2.87m x 2.21m)
Upvc double glazed window to rear, radiator, carpet.

Bathroom

White suite comprising Panel enclosed bath with shower head attachment, low level w.c. and pedestal wash hand basin, part tiled walls, heated towel rail, upvc double glazed window to side.

Outside

The property benefits from off road parking and garage.

The rear garden is laid to lawn with patio area and mature borders, all enclosed by panel fencing.



view this property online williamhbrown.co.uk/Property/CCS119784



welcome to

Adelaide Drive, Colchester

- Detached Family Home
- Spacious Living Accommodation
- Four Good Size Bedrooms
- Cloakroom & Family Bathroom
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: D

offers in excess of

£375,000



Ground Floor



First Floor

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 inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/CCS119784](https://www.williambrown.co.uk/Property/CCS119784)



Property Ref:
CCS119784 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01206 577772



Colchester@williambrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williambrown.co.uk