



Holborough Close, Colchester, CO4 3LY

welcome to

Holborough Close, Colchester

This three bedroom end of terrace house is situated in the Greenstead area, offering excellent access to local amenities, schooling and bus links into the city centre. The property also offers excellent access to the University of Essex and could be an ideal investment opportunity or family home.



This three bedroom end of terrace house is situated on the east side of Colchester, within close proximity of amenities and is offered with NO ONWARD CHAIN.

Entrance Door To:

Entrance Porch

With window to front and door to:

Entrance Hall

Radiator, stairs to first floor, wooden flooring, built-in storage cupboard, doors to:

Cloakroom

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

Lounge

14' 4" max x 11' 4" max (4.37m max x 3.45m max)
Upvc double glazed window to front, radiator, carpet.

Kitchen Area

8' 4" x 7' 9" (2.54m x 2.36m)
Range of modern matching base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, space for under counter fridge and washing machine, integrated cooker and hob with extractor fan, tiled splashbacks, wood effect flooring, boiler, upvc double glazed window to rear, open to:

Dining Area

11' 9" x 9' 3" (3.58m x 2.82m)
Upvc double glazed doors to rear, radiator, carpet, doors to:

Conservatory

10' 2" max x 8' 9" max (3.10m max x 2.67m max)
Wood framed with windows to all sides and door to side, floor boards.

First Floor Accommodation

Landing

Loft access, built-in storage cupboard, carpet, doors to:

Bedroom One

13' 8" max x 11' 5" max (4.17m max x 3.48m max)
Upvc double glazed window to rear, radiator, carpet.

Bedroom Two

12' 3" x 11' 5" max (3.73m x 3.48m max)
Upvc double glazed window to front, radiator, carpet.

Bedroom Three

8' 9" x 7' 8" (2.67m x 2.34m)
Upvc double glazed window to front, radiator, built-in storage cupboard, carpet.

Bathroom

Wood effect flooring, modern white suite comprising panel enclosed bath with shower over, low level w.c. and pedestal wash hand basin, radiator, upvc double glazed window to rear.

Outside

The rear garden is laid to lawn with brick shed, all enclosed by panel fencing.



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



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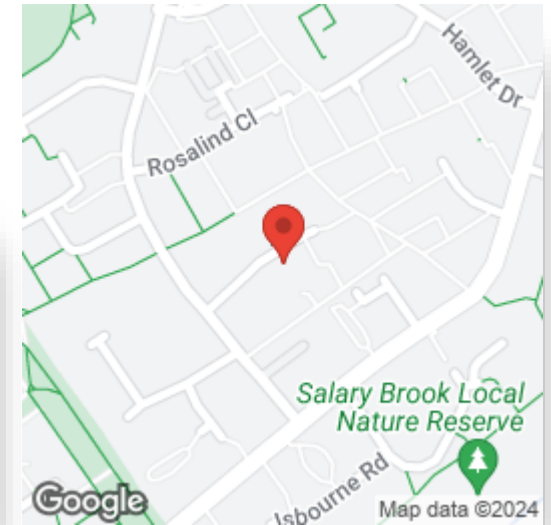
Holborough Close, Colchester

- NO ONWARD CHAIN
- End Of Terrace Home
- Spacious Living Accommodation
- Three Bedrooms
- Cloakroom & Family Bathroom
- Enclosed Rear Garden
- Good Access To University Of Essex

Tenure: Freehold EPC Rating: C

offers in excess of

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS119828 - 0003

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