









welcome to

Richard Day Walk, COLCHESTER

This well presented town house is situated around three miles from Colchester's city centre with its array of shops, restaurants, amenities and train station. The property offers flexible and spacious accommodation arranged over three floors and could provide an ideal home for the growing family.













Early viewing is advised of this spacious three storey town house situated off Berechurch Hall Road in Richard Day Walk.

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

The first floor offers large bedroom, further bedroom with walk-in wardrobe and four piece family bathroom.

The second floor offers two further bedrooms and a shower room.

Externally there is ample off street parking, a garage and enclosed rear garden.

Entrance Door To:

Entrance Hall

Stairs to fist floor, radiator, doors to:

Cloakroom

Low level w.c., wash hand basin, radiator, wooden flooring.

Lounge

13' 7" x 8' 5" (4.14m x 2.57m) Wood effect flooring, radiator, window to front.

Kitchen / Breakfast Room

17' 8" max x 9' 4" max (5.38m max x 2.84m max) Window to front, modern range of base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, integrated oven and hob, spaces for appliances, kitchen island with drawers and breakfast bar, wood effect flooring, inset spotlights, radiator, access to:

Dining Room

8' 6" \times 8' 5" (2.59m \times 2.57m) Wood effect flooring, bi-folding doors to rear, radiator.

First Floor Accommodation

Landing

Stairs to second floor, radiator, window to rear, carpet, doors to:

Bedroom One

17' 9" x 9' 3" (5.41m x 2.82m) Windows to front and rear, radiator, carpet.

Bedroom Four

11' 6" x 9' 7" (3.51m x 2.92m) Window to rear, carpet, radiator, access to:

Walk-In Wardrobe

7' 5" x 6' (2.26m x 1.83m)
With window to front and radiator.

Family Bathroom

Modern white suite comprising walk-in shower, low level w.c., pedestal wash hand basin and panel enclosed bath with shower head attachment, window to front, radiator, wood effect flooring.

Second Floor Accommodation

Landing

Skylight window, radiator, loft access, doors to:

Bedroom Two

10' 5" \times 9' 8" (3.17m \times 2.95m) Windows to front and rear, radiator, carpet.

Bedroom Three

10' $5" \times 9' \ 8" \ (3.17m \times 2.95m)$ Windows to front and rear, storage cupboard, carpet, radiator.

Shower Room

Modern suite comprising walk-in shower cubicle, low level w.c. and wash hand basin, skylight window to front, radiator.

Outside

There is a large driveway leading to property and providing off road parking, as well as garage.

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











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Richard Day Walk, COLCHESTER

- Well Presented 3 Storey Home
- Spacious Living Accommodation
- Four Bedrooms
- Cloakroom & Shower Room
- Four Piece Family Bathroom
- Off Road Parking & Garage
- **Enclosed Rear Garden**

Tenure: Freehold EPC Rating: Awaited

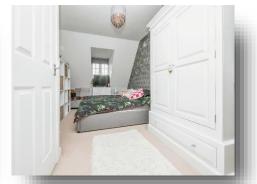




Property Ref:

CCS119844 - 0003





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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



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property and other important matters before exchange of contracts.

william h brown



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Google



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Please note the marker reflects the

postcode not the actual property



1JG

John Mace Playground

Map data @2024

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