



Tollgate Drive, Stanway, Colchester, CO3 0PF

welcome to

Tollgate Drive, Stanway, Colchester

NO ONWARD CHAIN. This three bedroom detached family home is situated in the popular Stanway area, within close proximity of local shops, amenities, popular schools, Tollgate Retail Park, Stane Retail Park and offering excellent access to the A12.



Offered with no ongoing chain, this three bedroom detached house is situated on the west side of Colchester and offers excellent access to amenities, schools and transport links.

Ground floor accommodation comprises spacious lounge/diner with doors to upvc Conservatory, kitchen/breakfast room and cloakroom.

The first floor offers three bedrooms and a family bathroom.

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

Entrance Door To:

Entrance Hall

With doors to:

Cloakroom

Low level w.c., wash hand basin.

Lounge

14' 5" x 11' 9" max (4.39m x 3.58m max)

Upvc double glazed windows to front and side, feature flame effect fireplace, upvc double glazed doors to Conservatory, stairs to first floor, two ceiling fans, laminate wood flooring.

Kitchen / Diner

15' 1" x 9' 2" (4.60m x 2.79m)

Range of base and eye level units, work surfaces, inset stainless steel sink and drainer unit, tiled splashbacks, double oven and hob, integrated fridge and freezer, space for appliances, tiled floor, radiator, upvc double glazed window to front, upvc double glazed window and door to rear.

Conservatory

9' 11" x 8' 7" (3.02m x 2.62m)

Brick and upvc double glazed construction with laminate flooring, pitched glass roof and door to side giving access to garden.

First Floor Accommodation

Landing

Built-in cupboard, doors to:

Bedroom One

11' 7" x 8' 6" (3.53m x 2.59m)

Upvc double glazed window to rear, radiator.

Bedroom Two

9' 2" max x 8' 6" max (2.79m max x 2.59m max)

Upvc double glazed window to rear, radiator.

Bedroom Three

8' 9" x 6' (2.67m x 1.83m)

Upvc double glazed windows to front and rear, radiator.

Bathroom

Modern white suite comprising panel enclosed bath with shower over and screen, low level w.c. and pedestal wash hand basin, tiled floor, part tiled walls, radiator, upvc double glazed window to front.

Outside

There is a driveway providing off road parking and lawned front garden with fence enclosure.

The rear garden is laid to lawn with patio area and large shed, all enclosed by brick wall.

The property benefits from a Garage to the rear.



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



view this property online williamhbrown.co.uk/Property/CCS119940



welcome to

Tollgate Drive, Stanway Colchester

- NO ONWARD CHAIN
- Three Bedroom Detached Family Home
- Spacious Living Accommodation
- Cloakroom & Family Bathroom
- Upvc Conservatory
- Enclosed Rear Garden
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: D

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS119940



Property Ref:
CCS119940 - 0004

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@williamhbrown.co.uk



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



williamhbrown.co.uk