



John Mace Road, Colchester, CO2 8WW

welcome to

John Mace Road, Colchester

This modern terraced family home is situated on the south side of Colchester, within three miles of the city centre and offering excellent access to local amenities and schooling. The property benefits from well presented and spacious living, three bedrooms, enclosed garden and garage.



Auctioneer's Comments

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Description

Early viewing is advised of this well presented terraced house situated in John Mace Road. Ground floor accommodation comprises entrance hall, cloakroom, front-to-rear lounge with bay window to front and french doors to rear garden, and kitchen/diner. The first floor offers master bedroom with en suite shower room, two further bedrooms and a family bathroom. Externally there is an enclosed rear garden, garage and driveway.

Entrance Door To:

Entrance Hall

Laminate flooring, stairs to first floor, doors to:

Cloakroom

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

Lounge

14' 6" max x 21' 1" max (4.42m max x 6.43m max)
Upvc double glazed bay window to front, upvc double glazed French doors to garden, radiator, built-in cupboard.

Kitchen / Diner

13' 8" max x 10' max (4.17m max x 3.05m max)
Upvc double glazed window and door to rear, range of wooden base and eye level units with chrome handles, work surfaces with inset sink and drainer unit, tiled splashbacks, space for appliances, tiled floor.

First Floor Accommodation

Landing

With doors to:

Bedroom One

11' 6" max x 10' 2" max (3.51m max x 3.10m max)
Upvc double glazed window to rear, laminate flooring, radiator, door to:

En Suite

Shower cubicle, low level w.c., wash hand basin, upvc double glazed window to rear, radiator.

Bedroom Two

16' 1" max x 7' 1" max (4.90m max x 2.16m max)
Upvc double glazed window to rear, laminate flooring, radiator.

Bedroom Three

10' 1" max x 7' 1" max (3.07m max x 2.16m max)
Upvc double glazed window to front, laminate flooring, radiator.

Bathroom

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

Outside

The front of the property is enclosed by railings, with pathway to entrance door and small garden area.

There is an attractive rear garden which is enclosed by fencing.

The property benefits from GARAGE with driveway in front.

Agents Note

There is a charge associated with the garage, Please enquire for further information.



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welcome to

John Mace Road, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Modern Family Home
- Spacious Living Accommodation
- Cloakroom, En Suite & Bathroom
- Three Bedrooms
- Parking & Garage

Tenure: Freehold EPC Rating: C

guide price

£220,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120354 - 0003

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