



The Brambles, Colchester, CO3 9EZ

welcome to

The Brambles, Colchester

Offered with NO ONWARD CHAIN, this three bedroom detached family home is situated on the popular west side of Colchester off Straight Road, offering excellent access to local facilities and amenities including Tollgate Shopping Park, Stane Retail Park, popular schools and A12.



This spacious detached family home is conveniently situated for schools, amenities and transport links, with Colchester's city centre being within 3 miles.

The property is offered with no ongoing chain and on the ground floor you can find an entrance hall, cloakroom, spacious and light lounge and generous kitchen/diner with door onto the garden.

The first floor offers three bedrooms and a modern family bathroom.

Externally there is off road parking, an enclosed rear garden and useful garage conversion which is fully insulated with power and light connected.

Entrance Door To:

Entrance Hall

Stairs to first floor, doors to Cloakroom & Lounge.

Cloakroom

White suite comprising low level w.c. and wash hand basin, radiator, double glazed window to front.

Lounge

15' 7" max x 13' 5" max (4.75m max x 4.09m max)

Two double glazed windows to rear, radiator, square archway to:

Kitchen / Diner

16' 11" max x 9' 4" max (5.16m max x 2.84m max)

Double glazed window to side, double glazed window and door to rear garden, tiled floor, radiator, range of modern white base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, tiled splashback, integrated oven and hob with extractor over, spaces for washing machine and tumble dryer, space for further appliances.

First Floor Accommodation

Landing

Double glazed window to front, doors to:

Bedroom One

13' 4" + wardrobe x 9' 1" max into door recess (4.06m + wardrobe x 2.77m max into door recess)

Double glazed window to rear, radiator, built-in wardrobe.

Bedroom Two

10' 10" x 9' 6" (3.30m x 2.90m)

Double glazed window to rear, radiator, built-in wardrobe.

Bedroom Three

8' 11" x 6' 10" (2.72m x 2.08m)

Double glazed window to front, radiator, built-in wardrobe.

Family Bathroom

Modern suite comprising P-shaped bath with shower over and screen, pedestal wash hand basin and low level w.c., part tiled walls, radiator, double glazed window to side.

Outside

To the side of the property there is off road parking and gated access to the rear.

The rear garden commences with paved patio area, the remainder being laid to lawn with shed, all enclosed by panel fencing. Personal door to Garage Conversion.

There is a GARAGE CONVERSION measuring 15' 3 x 7' 5, being insulated with light and power connected, and floating wooden floor.



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welcome to

The Brambles, Colchester

- Well Presented Detached Family Home
- Spacious Living Accommodation
- Modern Cloakroom & Family Bathroom
- Three Bedrooms
- Off Road Parking
- Garage Conversion
- Popular Lexden Location

Tenure: Freehold EPC Rating: C

offers in excess of

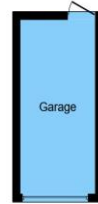
£365,000



Ground Floor



First Floor



Garage

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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

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Property Ref:
CCS120243 - 0003

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