



Fullers Road, Colchester, CO2 8EH

welcome to

Fullers Road, Colchester

This end of terrace house is situated on the south east side of Colchester off Fingringhoe Road, offering access to local amenities and primary school. The property is well presented throughout and is offered with NO ONWARD CHAIN.



Early viewing is advised of this well presented end of terrace house situated on Fullers Road, around 2 miles from St Botolphs train station and Colchester's city centre, and offered with no ongoing chain.

Ground floor accommodation comprises entrance hall, lounge, kitchen/diner, cloakroom and conservatory. The first floor offers three bedrooms and a modern shower room.

Externally there is off road parking and generous enclosed rear garden.

Entrance Door To:

Entrance Hall

Laminate flooring, radiator, stairs to first floor, doors to:

Lounge

14' 10" max x 11' 9" max (4.52m max x 3.58m max)

Laminate flooring, radiator, cupboard, upvc double glazed window to front, door to:

Kitchen / Diner

14' 9" + recess x 8' 9" max (4.50m + recess x 2.67m max)

Modern range of matching base and eye level units, roll top work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, under unit lighting, integrated oven, induction hob with extractor over, space for fridge/freezer, plumbing for washing machine and dishwasher, upvc double glazed windows to rear, radiator, spotlights, laminate flooring, door to Conservatory.

Conservatory

10' 9" x 5' 8" (3.28m x 1.73m)

Upvc double glazed windows and doors, laminate flooring, door to Cloakroom.

Cloakroom

Upvc double glazed window to side, concealed cistern w.c., radiator, tiled walls and floor.

First Floor Accommodation

Landing

Laminate flooring, upvc double glazed window to side, loft access, cupboard, doors to:

Bedroom One

12' 4" x 8' 9" (3.76m x 2.67m)

Upvc double glazed window to rear, radiator, laminate flooring.

Bedroom Two

9' 3" x 8' 8" (2.82m x 2.64m)

Upvc double glazed window to front, radiator, laminate flooring.

Bedroom Three

8' 6" x 8' 4" (2.59m x 2.54m)

Upvc double glazed window to front, radiator, carpet.

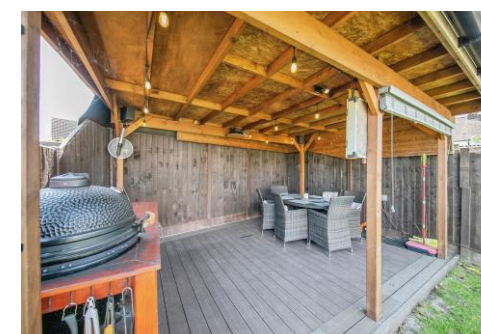
Family Shower Room

Modern suite comprising double shower cubicle, wash hand basin set into vanity unit and concealed cistern w.c., modern heated towel rail, wall mounted mirror with lighting, tiled floor and walls.

Outside

To the front of the property there is a paved driveway providing off road parking,

The rear garden is mainly laid to lawn with with, all enclosed by panel fencing. There is a covered decked seating area to the rear with lighting which is ideal for outside dining and barbecue area.



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welcome to

Fullers Road, Colchester

- End Of Terrace House
- Spacious Living Accommodation
- Three Double Bedrooms
- Modern Family Shower Room
- Enclosed Rear Garden
- Off Road Parking
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: B

offers in excess of

£300,000



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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Property Ref:
CCS120484 - 0002

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william h brown



01206 577772



Colchester@williamhbrown.co.uk



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



williamhbrown.co.uk