



Essex Hall Road, COLCHESTER, CO1 1ZP

welcome to

Essex Hall Road, COLCHESTER

This three bedroom semi detached older style property is situated on the north side of Colchester, within walking distance of North station with direct links to London Liverpool Street in around 50 minutes, and also the city centre with its array of shops, cafes, restaurants and amenities.



Conveniently situated for access to the city centre and mainline train station, this three bedroom semi detached house benefits from spacious accommodation throughout.

The ground floor offers entrance hall, cloakroom, dual aspect lounge and kitchen/diner with doors onto the garden.

The first floor offers three bedrooms and a family bathroom.

Externally there is a driveway providing off road parking, covered car port and an enclosed rear garden.

Entrance Door To:

Entrance Porch

Tiled floor, door to:

Entrance Hall

Tiled floor, radiator, stairs to first floor, doors to:

Cloakroom

Tiled floor, low level w.c., wash hand basin.

Kitchen / Diner

15' 3" max x 9' 5" max (4.65m max x 2.87m max)

Range of base and eye level units, roll top work surfaces, inset sink and drainer unit, built-in oven and grill, gas hob with extractor over, space for appliances, upvc double glazed window to rear, upvc double glazed French doors to rear garden, tiled floor, leading to:

Lounge

15' 5" max x 11' 9" max (4.70m max x 3.58m max)

Upvc double glazed windows to front and rear, radiator, tiled floor.

First Floor Accommodation

Landing

Upvc double glazed window to front, carpet, airing cupboard, doors to:

Bedroom One

12' 8" to wardrobes x 8' 5" max into door recess (3.86m to wardrobes x 2.57m max into door recess)

Upvc double glazed window to rear, built-in wardrobes, loft access, radiator, laminate wood effect flooring.

Bedroom Two

11' 4" to wardrobe x 8' 5" max into door recess (3.45m to wardrobe x 2.57m max into door recess)

Upvc double glazed window to rear, laminate wood effect flooring, built-in wardrobe, radiator.

Bedroom Three

9' 3" x 6' (2.82m x 1.83m)

Upvc double glazed window to front, radiator, carpet.

Family Bathroom

Panel enclosed bath with shower over, low level w.c. wash hand basin, heated towel rail, tiled floor, upvc double glazed window to front.

Outside

The property benefits from off road parking to the front, an enclosed rear garden as well as covered car port to the rear.



Ground Floor



First Floor

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/CCS120592



welcome to

Essex Hall Road, COLCHESTER

- Semi Detached House
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three Bedrooms
- First Floor Bathroom
- Off Road Parking & Car Port
- Enclosed Rear Garden
- Walk To North Station & City Centre

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

Offers in excess of

£275,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS120592



Property Ref:
CCS120592 - 0003

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