









welcome to

Blackberry Road, Stanway, COLCHESTER

This spacious semi detached family home is situated on the sought-after west side of Colchester in Stanway, offering excellent access to Tollgate Retail Park, popular schools, transport links and amenities such as Colchester Zoo.













Early viewing is advised of this spacious family home situated in Stanway within close proximity of amenities and the A12.

Ground floor accommodation comprises entrance hall, 20 ft dual aspect lounge, kitchen, dining room, utility room and cloakroom.

The first floor offers three bedrooms and a family bathroom.

Externally there is driveway parking and a generous enclosed rear garden.

Entrance Door To:

Entrance Porch

With door to:

Entrance Hall

Stairs to first floor, radiator, doors to:

Lounge

20' 11" max x 12' 9" max (6.38m max x 3.89m max) Upvc double glazed window to front, upvc double glazed window to rear, two radiators, wood effect flooring, feature fireplace.

Kitchen

11' 11" max x 8' 5" max (3.63m max x 2.57m max) Base and eye level units, work surfaces, inset sink and drainer unit, splashbacks, spaces for appliances, wood effect flooring, radiator, upvc double glazed window to side, upvc double glazed window and door to rear to Dining Room.

Dining Room

12' 4" x 8' 5" (3.76m x 2.57m)

Upvc double glazed window to side, upvc double glazed sliding doors to rear, radiator, wood effect flooring, door to:

Utility Room

6' 9" x 5' 1" (2.06m x 1.55m) Upvc double glazed window to rear, door to:

Cloakroom

Modern suite comprising low level w.c. and wash hand basin, small upvc double glazed window to side

First Floor Accommodation

Landing

With doors to:

Bedroom One

11' 5" max into door recess x 10' 10" (3.48m max into door recess x 3.30m)

Upvc double glazed window to front, radiator, carpet.

Bedroom Two

10' 6" max x 9' 2" max (3.20m max x 2.79m max) Upvc double glazed window to rear, radiator, carpet.

Bedroom Three

8' 5" max x 8' 1" max (2.57m max x 2.46m max) Upvc double glazed window to front, radiator, carpet, over stairs storage cupboard.

Family Bathroom

White suite comprising panel enclosed bath with shower over and screen, low level w.c. and pedestal wash hand basin, tiled walls, wood effect flooring, radiator, upvc double glazed obscure windows to front and rear.

Outside

Driveway to front providing off road parking.

There is a generous rear garden which is mainly laid to lawn with paved patio areas, pathways and feature pond, all enclosed by panel fencing.











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Blackberry Road, Stanway, COLCHESTER

- Semi Detached Family Home
- Spacious Living Accommodation
- Utility Room & Cloakroom
- Three Bedrooms
- Family Bathroom
- Driveway Parking
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: E Council Tax Band: B

offers over

£315,000

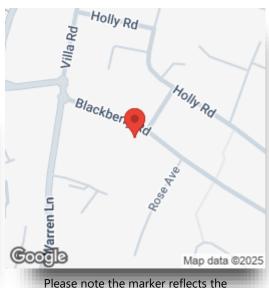


s floor plan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. Na lability is taken for any error, omission or misstatement. A part must rely under the property of the









Please note the marker reflects the postcode not the actual property

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Property Ref: CCS120564 - 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.





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