



Rockhampton Walk, Colchester, CO2 8UJ

welcome to

Rockhampton Walk, Colchester

This end of terrace family home is situated on the south side of Colchester on the 'Australian Estate', offering excellent access to local shops, amenities and schools. The property is also situated around 2 miles from the city centre and St Botolphs train station.



Early viewing is advised of this end of terrace house situated on the outskirts of Colchester.

Ground floor accommodation comprises entrance porch, living room, dining room with patio doors onto the garden and kitchen. The first floor offers three good size bedrooms and a family bathroom.

Externally there is a good size enclosed rear garden and off street parking.

Entrance Door To:

Entrance Porch

With door to:

Living Room

15' 11" max x 13' 11" max (4.85m max x 4.24m max)
Upvc double glazed window to front, carpet, stairs to first floor, under stairs storage cupboard, radiator, leading to:

Dining Room

9' 7" x 8' 1" (2.92m x 2.46m)
Upvc double glazed patio doors to rear garden, radiator, leading to:

Kitchen

9' 3" max x 7' 7" max (2.82m max x 2.31m max)
Range of matching wood base and eye level units, work surfaces, integrated double oven and hob with extractor fan over, inset sink and drainer unit, tiled splashbacks, space for tall fridge/freezer, space for further appliances, tiled floor, inset spotlights.

First Floor Accommodation

Landing

With doors to:

Bedroom One

13' 1" x 9' 2" (3.99m x 2.79m)
Upvc double glazed window to front, radiator.

Bedroom Two

10' 10" x 9' 6" max (3.30m x 2.90m max)
Upvc double glazed window to rear, radiator.

Bedroom Three

10' x 6' 6" (3.05m x 1.98m)
Upvc double glazed window to front, radiator, restricted head height, inset spotlights.

Family Bathroom

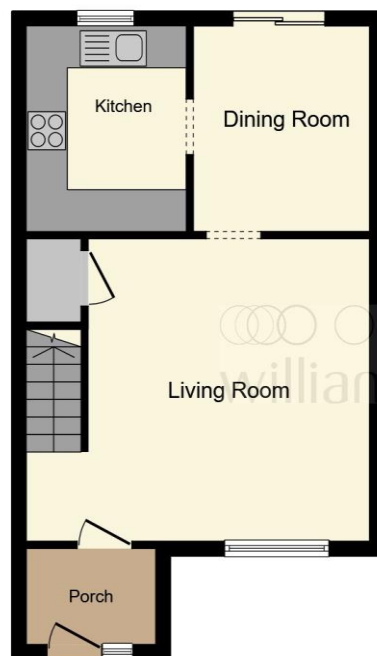
Modern suite comprising panel enclosed bath with shower over and screen, concealed cistern w.c. and wash hand basin, bathroom cabinets, heated towel rail, tiled floor, upvc double glazed window to rear.

Outside

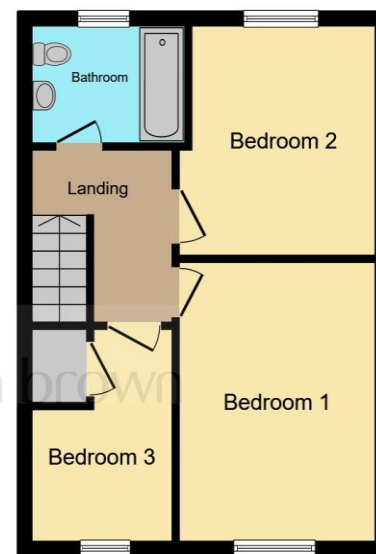
There is a lawned garden area to the front of the property and pathway to side giving access to rear garden.

The generous rear garden commences with paved patio seating area, the remainder being laid to lawn with shed, all enclosed by panel fencing.

There is parking 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



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welcome to

Rockhampton Walk, Colchester

- End Of Terrace House
- Two Reception Areas
- Three Bedrooms
- Modern Family Bathroom
- Enclosed Rear Garden
- Off Street Parking
- Viewing Advised

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

Offers In Excess Of
£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120639 - 0004

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