



Sergeant Street, Colchester, CO2 7GR

welcome to

Sergeant Street, Colchester

This modern terraced house is situated off Mersea Road, within walking distance of the city centre and train station. The property is offered with no onward chain and an early viewing is advised.



This modern home is conveniently situated for access to amenities, schools and transport links. Ground floor accommodation comprises entrance hall, lounge, kitchen/breakfast room and cloakroom. The first floor has three bedrooms and a family bathroom. Externally there is an enclosed rear garden and off road parking.

Entrance Door To;

Entrance Hall

Wood effect flooring, radiator, stairs to first floor, doors to:

Cloakroom

Wood effect flooring, low level w.c., wash hand basin, radiator.

Lounge

15' 8" x 14' 5" (4.78m x 4.39m)

Wood effect flooring, two radiators, cupboard, upvc double glazed window and doors to garden.

Kitchen

11' 10" x 8' 3" (3.61m x 2.51m)

Wood effect flooring, base and eye level units, roll edge work surfaces, inset sink and drainer unit, built-in oven and hob with extractor over, space for appliances, radiator, upvc double glazed window.

First Floor Accommodation

Landing

Loft access, carpet, radiator, doors to:

Bedroom One

10' 9" x 9' 4" (3.28m x 2.84m)

Upvc double glazed window, radiator, carpet.

Bedroom Two

9' 9" x 8' 3" (2.97m x 2.51m)

Upvc double glazed window, radiator, carpet.

Bedroom Three

7' 3" x 7' 2" (2.21m x 2.18m)

Upvc double glazed window, radiator, carpet.

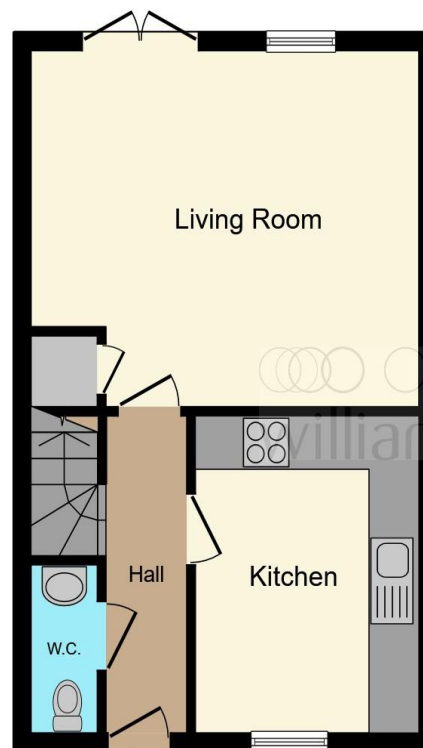
Bathroom

Wood effect flooring, panel enclosed bath with shower over, wash hand basin, low level w.c., heated towel rail, cupboard.

Outside

The rear garden is laid to lawn and patio, all enclosed by panel fencing and brick wall.

The property benefits from off road parking space.



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

Sergeant Street, Colchester

- Modern Terrace House
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three First Floor Bedrooms
- Family Bathroom
- Enclosed Rear Gardens
- Off Street Parking

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



£315,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120773 - 0004

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