



Worcester Road, Colchester, CO1 2RH

welcome to

Worcester Road, Colchester

This three bedroom semi detached family home is situated on the popular Riverside development, within walking distance of the city centre, castle park and train station.



Early viewing is advised of this semi detached house conveniently situated for access to amenities, transport links and schools.

Ground floor accommodation comprises entrance hall, cloakroom, kitchen, living room and conservatory,

The first floor offers three bedrooms and a family shower room.

Externally there is an enclosed rear garden, parking and garage in a block.

Entrance Door To:

Entrance Porch

Carpet, door to:

Entrance Hall

Laminate flooring, stairs to first floor, under stairs storage cupboard, doors to:

Cloakroom

Low level w.c., wash hand basin, lino flooring, upvc double glazed window to front.

Lounge

17' 7" x 14' 5" (5.36m x 4.39m)

Carpet, door to Conservatory.

Kitchen

11' 8" x 8' (3.56m x 2.44m)

Range of base and eye level units, roll top work surfaces, inset sink and drainer unit, oven and gas hob, plumbing for washing machine and dishwasher space for fridge/freezer, lino flooring.

Conservatory

14' 8" x 9' 6" (4.47m x 2.90m)

Upvc double glazed with French doors and side door to garden, tiled floor with electric under floor heating.

First Floor Accommodation

Landing

Loft access, carpet, airing cupboard, over stairs storage cupboard, upvc double glazed window to side, doors to:

Bedroom One

11' 8" x 11' 2" (3.56m x 3.40m)

Upvc double glazed window to front, two integrated wardrobes, carpet.

Bedroom Two

13' 6" x 8' 8" (4.11m x 2.64m)

Upvc double glazed window to rear, built-in wardrobe, carpet.

Bedroom Three

9' 2" x 8' 6" (2.79m x 2.59m)

Laminate flooring, upvc double glazed window to rear.

Shower Room

Shower cubicle, wash hand basin, low level w.c., tiled walls, heated towel rail, upvc double glazed window to front.

Outside

The rear garden is mainly laid to lawn with mature borders, all enclosed by panel fencing and brick wall,



view this property online williamhbrown.co.uk/Property/CCS120560



welcome to Worcester Road, Colchester

- Semi Detached Family Home
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three Bedrooms
- Family Shower Room
- Enclosed Rear Garden
- Parking & Garage

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

£350,000



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



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS120560



Property Ref:
CCS120560 - 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