



Panton Crescent, Colchester, CO4 3YE

welcome to

Panton Crescent, Colchester

Offered for sale with no onward chain, this three bedroom end of terrace house is situated on the Greenstead Estate, with access to local schools, shops and amenities. The property benefits from two reception rooms, cloakroom, enclosed garden, parking and offers an ideal investment opportunity.



This three bedroom end of terrace investment opportunity is situated on the east side of Colchester offering good access to the University of Essex.

Sold with tenants in situ, the ground floor benefits from entrance hall, cloakroom, living room, separate dining room and kitchen.

The first floor offers three bedrooms and a family bathroom.

Externally there is an enclosed rear garden and off road parking.

Entrance Hall

Stairs to first floor, Radiator, Storage Cupboard, Door too;

Cloakroom

low level W.C, wash hand basin, upvc double glazed window to front

Lounge

15' 1" narrowing to x 11' 4" (4.60m narrowing to x 3.45m)
upvc double glazed window to front, radiator, built in cupboard, door to;

Dining Room

11' 4" narrowing to x 9' 4" (3.45m narrowing to x 2.84m)
upvc double glazed window and Door to rear, Cupboard, Radiator.

Kitchen

9' 10" narrowing to x 7' 8" (3.00m narrowing to x 2.34m)
upvc double glazed window to rear, roll top work surface, inset stainless steel sink unit, matching base and eye level units, fridge/freezer, plumbing for washing machine, free standing cooker, lino flooring, tiles splash back, boiler.

First Floor Accommodation

Landing

Loft Access, storage cupboard, Door to;

Bedroom One

13' 5" narrowing to x 11' 5" (4.09m narrowing to x 3.48m)
Max into door recess (4.09m x 3.48m into door recess)
upvc double glazed window to rear, radiator, built in wardrobes.

Bedroom Two

12' 4" narrowing to x 11' 5" (3.76m narrowing to x 3.48m)
Max into door recess (3.76m x 3.48m into door recess)
upvc double glazed window to front, Radiator.

Bedroom Three

8' 5" narrowing to x 7' 6" (2.57m narrowing to x 2.29m)
Upvc double glazed window to front, built in storage cupboard, radiator.

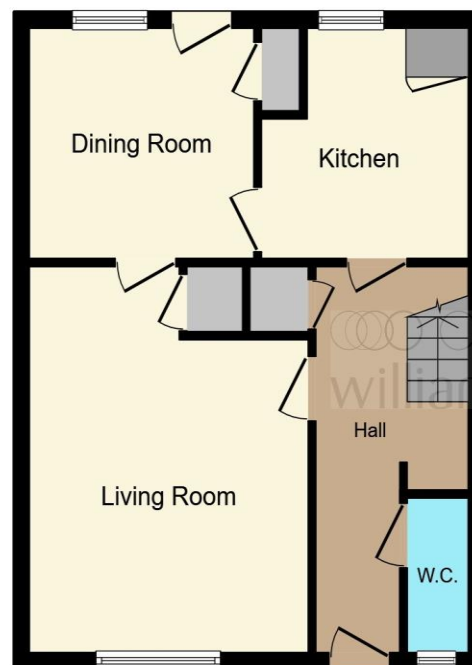
Family Bathroom

white suite comprising panel bath with shower over, low level w.c. and wash hand basin, lino flooring, tiled walls, heated towel rail, upvc double glazed window to rear.

Outside

There is a block paved driveway providing off road parking.

The private rear garden is laid to lawn with gated access, enclosed by brick wall.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Panton Crescent, Colchester

- Investment Opportunity
- Two Reception Rooms
- Three bedrooms
- End Of chain !!!!
- Off Road Parking
- Enclosed Garden

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

Offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120694 - 0004

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