



Battalion Walk, Colchester, CO2 7GS

welcome to

Battalion Walk, Colchester

This modern three storey family home offers spacious and well presented accommodation throughout. The property is conveniently situated a short walk from the city centre and town train station.



Early viewing is advised of this well presented home offering good access to amenities and transport links and offering accommodation over three floors.

The ground floor offers entrance hall, cloakroom and spacious open plan lounge/diner/kitchen. The first floor offers two bedrooms and a family bathroom. The top floor there is a generous master bedroom with en suite shower room and dressing room.

Externally the property fronts onto a greensward, and benefits from two parking spaces and an enclosed rear garden.

Entrance Door To:

Entrance Hall

With stairs to first floor, two built-in cupboards, doors to:

Cloakroom

Low level w.c., wash hand basin, tiled floor.

Kitchen / Diner / Lounge

35' 2" max x 13' 6" max (10.72m max x 4.11m max)

Range of base and eye level units, work surfaces, inset sink and drainer unit, integrated cooker, integrated fridge/freezer, integrated dishwasher, part carpet and part tiled flooring, double glazed window to front and double glazed doors to rear to garden, radiators,

First Floor Accommodation

Landing

With doors to second floor, doors to:

Bedroom Two

13' 8" x 11' 1" (4.17m x 3.38m)

Two double glazed windows to rear, radiator, carpet.

Bedroom Three

10' 8" max to front of wardrobe x 9' 3" max (3.25m max to front of wardrobe x 2.82m max)

Double glazed window to front, carpet, radiator, built-in wardrobe.

Family Bathroom

White suite comprising panel enclosed bath with shower over, low level w.c. and pedestal wash hand basin, heated towel rail, laminate wood flooring.

Second Floor Accommodation

Landing

With door to:

Bedroom One

16' 2" max into window recess x 10' 1" (4.93m max into window recess x 3.07m)

Double glazed window to front, carpet, radiator, walk-in wardrobe, doors to:

En Suite

Shower cubicle, low level w.c., wash hand basin, radiator, heated towel rail, frosted double glazed window to rear.

Walk-In Wardrobe

8' 5" x 5' 2" (2.57m x 1.57m)

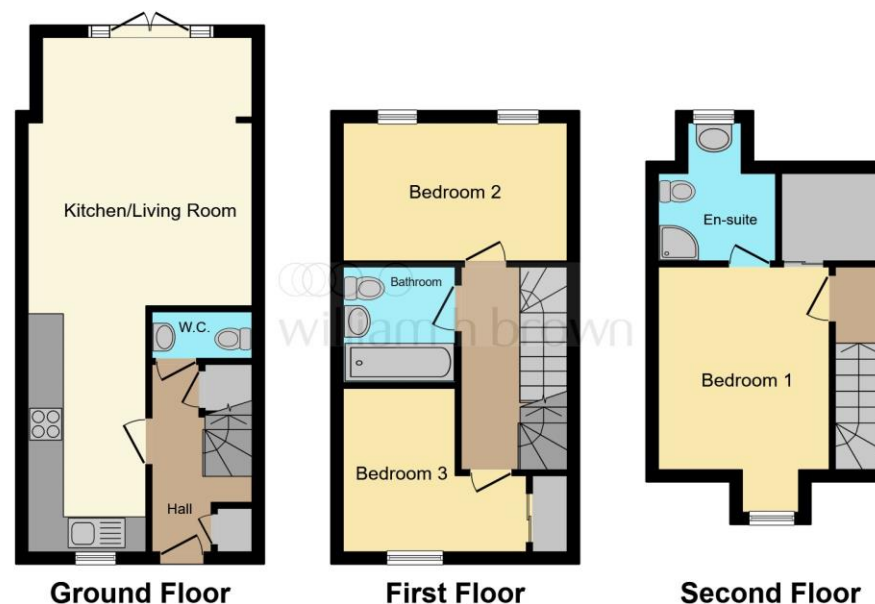
Radiator, shelving, carpet.

Outside

The well maintained rear garden is laid to lawn with stepping stones to rear and shed, all enclosed by panel fencing.

The property benefits from two parking spaces.

There is a greensward area to the front of the property.



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



view this property online williamhbrown.co.uk/Property/CCS120757



welcome to

Battalion Walk, Colchester

- Modern Town House
- Spacious Open Plan Living Accommodation
- Master Bedroom With En Suite & Dressing Room
- Two Further Bedrooms
- Cloakroom & Family Bathroom
- Two Parking Spaces
- Enclosed Rear Garden

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



£350,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS120757



Property Ref:
CCS120757 - 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