



Fernlea, COLCHESTER CO4 5UA

william
h brown

welcome to

Fernlea, COLCHESTER

This spacious semi detached family home is situated in the popular Braiswick area of Colchester, offering excellent access to local shops, amenities, schools, general hospital and Colchester's mainline train station with direct links to London Liverpool Street.



This spacious and well presented semi detached family home is ideally situated for access to amenities and transport links and is situated in a popular location.

Ground floor accommodation comprises entrance lobby, cloakroom, generous living room with stairs leading up to first floor and doors to the rear garden, separate dining room and kitchen with door to rear. The first floor offers four bedrooms and a four piece family bathroom. Externally there is driveway providing off street parking and leading to garage, as well as enclosed rear garden.

Entrance Door To:

Entrance Porch

Tiled floor, cupboard, door to:

Cloakroom

Tiled floor w.c., wash hand basin, radiator, upvc double glazed window to front.

Lounge

19' 10" max x 13' 2" max into door recess (6.05m max x 4.01m max into door recess)

Upvc double glazed window to front and sliding doors to rear opening onto garden, radiator, wood laminate flooring, feature fireplace, stairs to first floor, door to:

Dining Room

9' 4" max x 7' 11" max (2.84m max x 2.41m max)

Wood laminate flooring, radiator, upvc double glazed window to front, leading to:

Kitchen

10' 1" x 7' 11" (3.07m x 2.41m)

Range of matching base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob with extractor over, spaces for dishwasher and fridge/freezer, tiled floor, upvc double glazed window and door to rear.

First Floor Accommodation

Landing

Loft access, wood laminate flooring, radiator.

Bedroom One

11' 9" x 8' 10" to wardrobe (3.58m x 2.69m to wardrobe)

Wood laminate flooring, radiator, upvc double glazed window to front, built-in wardrobe.

Bedroom Two

10' 4" + door recess x 8' to wardrobe (3.15m + door recess x 2.44m to wardrobe)

Upvc double glazed window to rear, radiator, wooden laminate flooring, built-in wardrobe.

Bedroom Three

9' 9" max x 7' 7" max (2.97m max x 2.31m max)

Upvc double glazed window to rear, radiator, wood laminate flooring.

Family Bathroom

Wooden laminate flooring, four piece suite comprising panel enclosed bath, separate shower cubicle, low level w.c. and wash hand basin, heated towel rail, upvc double glazed window to rear.

Outside

There is a single garage with up and over door, power and light available.

There is a rear garden which is predominantly laid to lawn with patio area abutting the property, all enclosed by panel fencing.



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welcome to

Fernlea, COLCHESTER

- Spacious Semi Detached Family Home
- Two Reception Rooms
- Ground Floor Cloakroom
- Four Bedrooms
- Four Piece Family Bathroom
- Off Road Parking & Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

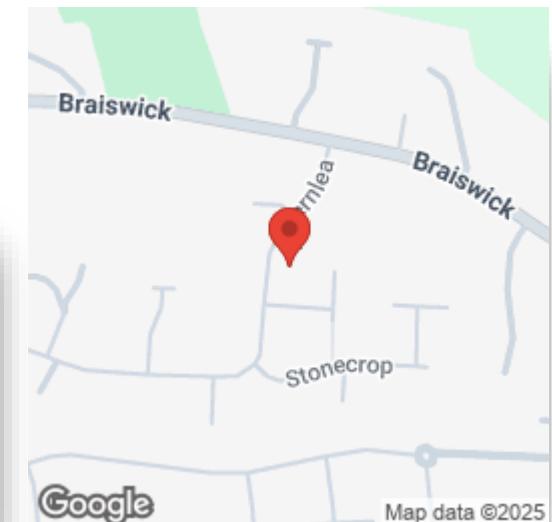
£325,000



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directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property



Property Ref:
CCS120910 - 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.

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