



Mary Warner Road, Ardleigh, Colchester, CO7 7RP

welcome to

Mary Warner Road, Ardleigh, Colchester

This charming **SEMI-DETACHED HOUSE** offers to the potential to make the **PERFECT HOME FOR GROWING FAMILIES** with viewing highly recommended. Situated in the **POPULAR VILLAGE OF ARDLEIGH** the property is convenient for **VARIOUS LOCAL AMENITIES**, bus services and easy access to the A12.



Entrance

The property is entered via the part double glazed front door leading to:

Hallway

Double glazed window to the front aspect, radiator, stairs rising to the first floor and doors leading to;

Lounge

12' 6" x 11' 6" max (3.81m x 3.51m max)

Double glazed window to the front aspect, chimney breast and a radiator.

Kitchen

12' 2" x 8' max (3.71m x 2.44m max)

Part double glazed side door opening onto the side courtyard, double glazed window to the side aspect, sink and drainer, floor mounted cupboards and drawers, electric cooker point, plumbing for a washing machine, pantry cupboard (with a double glazed window to the side aspect), radiator and a door leading to:

Dining Room

12' x 10' 8" max (3.66m x 3.25m max)

Double glazed window to the rear aspect, chimney breast, gas fire, built-in cupboard and a radiator.

First Floor Landing

Double glazed window to the side aspect, access to the loft, built-in airing cupboard (housing the water tank), radiator and doors leading to;

Bedroom One

12' 6" x 11' 6" max (3.81m x 3.51m max)

Double-glazed window to the front aspect, built-in wardrobes and a radiator.

Bedroom Two

12' 8" x 9' 10" max (3.86m x 3.00m max)

Double glazed window to the rear aspect, built-in wardrobes and a radiator.

Bedroom Three

8' 6" x 8' 2" (2.59m x 2.49m)

Double glazed window to the front aspect, built-in cupboard and a radiator.

Bathroom

Double glazed window to the rear aspect, enclosed panel bath, pedestal wash hand basin, low level WC, radiator and part tiled walls.

Side Courtyard

Built-in storage shed, external WC and access to the rear garden

Rear Garden

The rear garden is mainly laid to lawn with a side path and further access via the front gate.

Garage

Up and over door to the front.

Parking

There is a driveway directly in front of the garage providing off road parking.



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welcome to

Mary Warner Road, Ardleigh Colchester

- Three Bedrooms
- Semi-Detached House
- Lounge and Separate Dining Room
- Attractive Rear Garden
- Garage and Driveway

Tenure: Freehold EPC Rating: D

offers in excess of

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ107518 - 0007

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