



Ipswich Road, COLCHESTER, CO4 0HL

welcome to

Ipswich Road, COLCHESTER

This outstanding **EXTENDED SEMI-DETACHED HOUSE** provides **AMPLE ACCOMMODATION** and is **WELL PRESENTED THROUGHOUT**. Situated in a **POPULAR LOCATION** to the north of Colchester the property is ideal for **LOCAL SCHOOLS**, various shops, bus services and the A12/A120. Early viewing is highly recommended.



Entrance

The property is entered via the front door with obscure double glazed insets leading to:

Entrance Porch

Obscure double glazed windows to the front and side aspects, laminate flooring and a door with obscure double glazed inset leading to:

Hallway

Stairs rising to the first floor and a door leading to:

Living Room

14' into bay x 11' 10" max (4.27m into bay x 3.61m max)
Double glazed 1930's style bay window to the front aspect, chimney breast, fireplace feature, radiator and a multi-paned door leading to:

Dining Room

11' x 10' max (3.35m x 3.05m max)
Radiator, multi-paned French doors to the kitchen/dining room and a doorway leading to:

Utility Room

7' 6" x 4' 6" (2.29m x 1.37m)
Double glazed window to the side aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor-mounted cupboards (housing the Potterton boiler), plumbing for a washing machine and a door leading to:

Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin and tiled splashbacks.

Kitchen / Breakfast Room

14' x 9' 10" (4.27m x 3.00m)
Double glazed French doors opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop incorporating the breakfast bar, mosaic style tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, radiator and laminate flooring.

First Floor Landing

Double glazed window to the side aspect, access to the loft and doors leading to;

Bedroom One

16' x 10' 8" max (4.88m x 3.25m max)
Two double glazed windows to the rear aspect and two radiators.

Bedroom Two

11' 6" x 9' 2" max (3.51m x 2.79m max)
Double glazed window to the front aspect, chimney breast and a radiator.

Bathroom

Obscure double glazed window to the front aspect, panelled bath with mixer tap, adjustable shower head and mixer with waterfall shower head over, vanity wash hand basin with mixer tap and cupboard under, low level WC, radiator, extractor fan and part tiled walls.

Rear Garden

The generous rear garden is mainly laid to lawn with a paved patio area, a central paved path leading to the rear, additional paved patio to the rear, a wooden shed to the rear (with power connected), external tap, electric point and further access via the front gate and side path.

Summerhouse

14' 8" x 7' 6" max (4.47m x 2.29m max)
Timber constructed with double glazed doors to the front and power/lighting connected.

Front Garden

The front garden is mainly laid to lawn with a gated block paved path leading to the front door.

Parking

There is a substantial block paved driveway to the front of the property providing off road parking for several vehicles.



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welcome to

Ipswich Road, COLCHESTER

- Two Double Bedrooms
- Semi-Detached Family House
- Lounge and Dining Room
- Extended Kitchen/Breakfast Room
- Rear Garden with Summerhouse

Tenure: Freehold EPC Rating: C

offers in excess of

£325,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CSJ108687 - 0002

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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