



Sebastian Close, Colchester, CO4 3SH

welcome to

Sebastian Close, Colchester

Offered with ***NO ONWARD CHAIN*** this excellent ***THREE BEDROOM HOUSE*** offers the potential to make the ***PERFECT HOME FOR GROWING FAMILIES*** with ***SOME MODERNISATION REQUIRED***. Situated in a ***POPULAR CUL-DE-SAC*** the property is ideal for ***LOCAL SCHOOLS***, various shops, bus services and the A12/A120.



Entrance

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

Entrance Hall

Built-in walk-in cupboard (housing the gas and electric meters), electric storage heater, stairs rising to the first floor and doors leading to;

Living Room

18' 10" x 11' 6" (5.74m x 3.51m)

Dual aspect with double glazed full length window to the front aspect and a double glazed window to the rear aspect, two radiators and a multi-paned door leading to:

Kitchen / Breakfast Room

11' 10" x 10' 8" (3.61m x 3.25m)

Obscure double glazed door opening onto the rear garden, double glazed window to the rear aspect, single sink and drainer with mixer tap, tiled splashbacks, range of wall and floor mounted cupboards and drawers, gas cooker point, cooker hood, plumbing for a washing machine, wall-mounted Baxi boiler, two built-in understairs cupboards and a radiator.

Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin with mixer tap and tiled walls.

First Floor Landing

Two built-in cupboards (one housing the water tank) and doors leading to;

Bedroom One

12' 6" x 10' 8" max (3.81m x 3.25m max)

Double glazed window to the front aspect, access to the loft, built-in wardrobe and an electric storage heater.

Bedroom Two

11' 6" x 10' 6" max (3.51m x 3.20m max)

Double glazed window to the front aspect, built-in walk-in wardrobe and an electric storage heater.

Bedroom Three

8' 6" x 8' (2.59m x 2.44m)

Double glazed window to the rear aspect, built-in wardrobe and an electric storage heater.

Shower Room

Obscure double glazed window to the rear aspect, walk-in double shower with Triton electric shower and adjustable shower head, pedestal wash hand basin, low level WC, radiator and tiled walls.

Rear Garden

The privately enclosed rear garden is mainly paved with an external tap and further access via the rear gate.

Integral Garage

16' x 11' max (4.88m x 3.35m max)

Up and over door to the front.



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welcome to

Sebastian Close, Colchester

- Three Double Bedrooms
- Mid-Terrace Family House
- Kitchen/Breakfast Room
- Enclosed Rear Garden
- Integral Garage

Tenure: Freehold EPC Rating: D

offers in excess of

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108776 - 0003

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