





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, wallmounted 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.





welcome to

Sebastian Close, Colchester

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

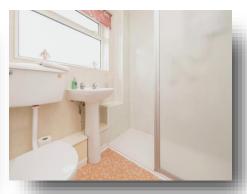
Tenure: Freehold EPC Rating: D

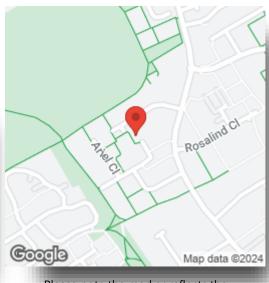
offers in excess of

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ108776



Property Ref: CSJ108776 - 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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