

Penrice Close, Colchester, CO4 3XN

welcome to

Penrice Close, Colchester

Offered with *NO ONWARD CHAIN* this charming *MID TERRACE HOUSE* is well presented throughout with the potential to make the *PERFECT HOME FOR GROWING FAMILIES*. Situated in a *POPULAR LOCATION* the property is ideal for *LOCAL SCHOOLS*, various shops, *UNIVERSITY OF ESSEX* and the A12/A120.













Entrance

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

Entrance Hall

Built-in cupboard, radiator, stairs rising to the first floor and doors leading to;

Cloakroom

Obscure double glazed window to the front aspect, low level WC, corner sink and tiled splashbacks.

Kitchen / Dining Room

18' 4" x 9' 6" max (5.59m x 2.90m max)

Double glazed window to the front aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted cupboards and drawers, gas cooker point, plumbing for a washing machine, wall-mounted Baxi boiler and a radiator.

Living Room

15' 8" x 10' 10" (4.78m x 3.30m)

Double glazed door opening onto the rear garden, double glazed window to the rear aspect, radiator and laminate flooring.

First Floor Landing

Access to the loft (part boarded), built-in airing cupboard (housing the water tank), built-in walk-in cupboard and doors leading to;

Bedroom One

12' 6" into bay x 9' 4" max (3.81m into bay x 2.84m max) Double glazed bay window to the front aspect, builtin wardrobe and a radiator.

Bedroom Two

12' 8" x 8' 10" max (3.86m x 2.69m max) Double glazed window to the rear aspect and a built-in wardrobe.

Bedroom Three

9' 6" \times 6' 6" (2.90m \times 1.98m) Double glazed window to the rear aspect.

Shower Room

Obscure double glazed window to the front aspect, shower cubicle with Triton electric shower and adjustable shower head, wash hand basin, low level WC and a chrome heated towel rail.

Rear Garden

The privately enclosed rear garden is mainly laid to lawn with a paved patio, flower beds, built-in storage cupboard and further access via the rear gate.

Parking

Off road parking is provided in the communal car parking area just off Penrice Close.





welcome to

Penrice Close, Colchester

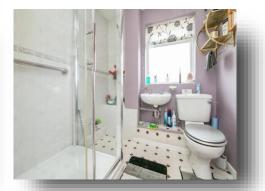
- Three Bedrooms
- Mid-Terrace Family House
- Kitchen/Dining Room
- **Enclosed Rear Garden**
- Communal Parking

Tenure: Freehold EPC Rating: C

offers in excess of

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ108823



Property Ref: CSJ108823 - 0004 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.





01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex, CO4 0NA



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.