



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, built-in 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" x 6' 6" (2.90m x 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.



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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

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Property Ref:
CSJ108823 - 0004

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