



Ipswich Road, Colchester, CO4 0ER

welcome to

Ipswich Road, Colchester

Offered with ***NO ONWARD CHAIN*** this ***EXTENDED SEMI-DETACHED HOUSE*** provides ***SUBSTANTIAL FAMILY ACCOMMODATION*** and is ***WELL PRESENTED THROUGHOUT***. Situated in a popular area the property is ideal for ***LOCAL SCHOOLS***, various shops, ***BUS ROUTES*** and the A12/A120. Early viewing is highly recommended.



Entrance

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

Porch

Obscure double glazed windows to the front and side aspects and a part obscure double glazed door leading to:

Entrance Hall

Two leaded obscure double glazed windows to the front aspect, built-in understairs cupboard, radiator, inset spotlights, tiled flooring, stairs rising to the first floor and doors leading to;

Living Room

13' into bay x 11' 6" max (3.96m into bay x 3.51m max)
Double glazed bay window to the front aspect, radiator and laminate flooring.

Dining Room

11' 10" x 11' 2" (3.61m x 3.40m)
Double glazed window to the rear aspect, radiator and laminate flooring.

Kitchen / Breakfast Room

16' x 16' max (4.88m x 4.88m max)
Part double glazed door opening onto the rear garden, double glazed windows to the front and rear aspects, single sink and drainer with mixer tap inset to the worktop, wall and floor mounted cupboards and drawers, integral fridge, freezer, washing machine and dishwasher, built-in electric oven and microwave, four-ring induction hob and cooker hood over, two radiators, inset spotlights, tiled flooring and a door leading to:

Cloakroom

Low level WC, wash hand basin with mixer tap and tiled flooring.

First Floor Landing

Access to the loft and doors leading to;

Bedroom One

15' 4" into bay x 11' 6" max (4.67m into bay x 3.51m max)
Double glazed bay window to the front aspect and a radiator.

Bedroom Two

12' x 11' 4" (3.66m x 3.45m)
Double glazed window to the rear aspect and a radiator.

Bedroom Three

13' 2" x 8' 2" max (4.01m x 2.49m max)
Double glazed window to the front aspect and a radiator.

Bedroom Four

8' 2" x 8' max (2.49m x 2.44m max)
Double glazed window to the rear aspect and a radiator.

Bedroom Five

7' 10" x 7' (2.39m x 2.13m)
Double glazed window to the front aspect and a radiator.

Family Bathroom

Double glazed window to the rear aspect, enclosed panel bath with mixer tap and adjustable shower head, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

Rear Garden

The generous rear garden is mainly laid to lawn with a paved patio, a gate to the rear (providing access to Highwoods Country Park) and further access via the front gate and side path.

Driveway

There is a driveway to the front of the property providing off road parking for a number of vehicles.



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welcome to

Ipswich Road, Colchester

- Five Bedrooms
- Extended Semi-Detached House
- Stylish Kitchen/Breakfast Room
- Generous Rear Garden
- Driveway for Off Road Parking

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108631 - 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.

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.



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