



**Suffolk Close, Colchester, CO4 0AY**

**welcome to**

**Suffolk Close, Colchester**

Offered with **\*NO ONWARD CHAIN\*** this excellent **\*GROUND FLOOR MAISONETTE\*** is **\*WELL-PRESENTED THROUGHOUT\*** making the **\*IDEAL HOME FOR FIRST TIME BUYERS\***. Situated in a **\*POPULAR LOCATION\*** the property is close to **\*VARIOUS SHOPS\***, local schools and the **\*A12/A120\***. An early viewing is highly recommended.



### **Entrance**

The property is entered via the side door with glazed insets leading to:

### **Hallway**

Built-in understairs cupboard (housing the electric meter), radiator, laminate flooring and doors leading to;

### **Bedroom One**

14' 10" x 8' 10" plus recess ( 4.52m x 2.69m plus recess )  
Double glazed window to the rear aspect, radiator and laminate flooring.

### **Bedroom Two**

11' 10" x 8' 10" ( 3.61m x 2.69m )  
Double glazed window to the rear aspect, radiator and laminate flooring.

### **Bathroom**

Obscure double glazed window to the side aspect, shower cubicle, pedestal wash hand basin, chrome heated towel rail, extractor fan, tiled walls and tiled flooring.

### **Separate Wc**

Obscure double glazed window to the side aspect, low level WC, part tiled walls and tiled flooring.

### **Living Room**

17' x 12' 4" max ( 5.18m x 3.76m max )  
Double glazed window to the front aspect, chimney breast, two radiators and laminate flooring.

### **Kitchen**

9' 6" x 8' 4" ( 2.90m x 2.54m )  
Double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers, (housing the Worcester boiler), integral dishwasher, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and a radiator.

### **Rear Garden**

The garden can be found to the rear of the property with a boxed gas meter to the side.

### **Garage**

There is also a garage en-bloc with up and over door to the front.



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## Suffolk Close, Colchester

- Two Double Bedrooms
- Ground Floor Maisonette
- Modern Fitted Kitchen
- Long Lease 945 years remaining
- Enclosed Rear Garden

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 15 Oct 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£185,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ108810 - 0008

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