



Fairhead Road North, Colchester, CO4 0BW

welcome to

Fairhead Road North, Colchester

Offered with ***NO ONWARD CHAIN*** this fantastic ***MID-TERRACE HOUSE*** is ***WELL-PRESENTED THROUGHOUT*** making the ***PERFECT HOME FOR GROWING FAMILIES***. Situated in a ***POPULAR RESIDENTIAL LOCATION*** the property is convenient for ***LOCAL SCHOOLS***, various shops, ***BUS ROUTES*** and the A12/A120.



Entrance

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

Hallway

Stairs to the first floor and a door leading to:

Living Room

13' 8" x 12' max (4.17m x 3.66m max)

Double glazed window to the front aspect, chimney breast with electric fire feature, built-in understairs cupboard, radiator and a door leading to:

Kitchen / Dining Room

18' 2" x 9' (5.54m x 2.74m)

Part obscure double glazed door opening onto the rear garden, two double glazed windows to the rear aspect, single sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, wall and floor mounted matching cupboards and drawers, gas and electric cooker points, plumbing for a washing machine and dishwasher, radiator and tiled flooring.

First Floor Landing

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

Bedroom One

12' 8" x 9' (3.86m x 2.74m)

Double glazed window to the rear aspect, fitted wardrobes and a radiator.

Bedroom Two

9' 2" x 8' 10" max (2.79m x 2.69m max)

Double glazed window to the front aspect and a radiator.

Bedroom Three

8' 6" x 8' 6" max (2.59m x 2.59m max)

Double glazed window to the front aspect and a radiator.

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap, adjustable shower head with mixer tap, vanity wash hand basin with mixer tap and cupboard under, low flush WC, chrome heated towel rail, and part tiled walls.

Rear Garden

The generous rear garden is mainly laid to lawn with a paved patio area, flower beds to the side, wooden and aluminum sheds to the rear, external WC and further access via the side gate (with exclusive access over neighbouring property).

Parking

The driveway can be found to the front of the property providing off road parking.



check out more properties at williamhbrown.co.uk



welcome to

Fairhead Road North, Colchester

- Three Bedrooms
- Mid-Terrace Family House
- Kitchen/Dining Room
- Generous Rear Garden
- Driveway for Off Road Parking

Tenure: Freehold EPC Rating: D

£270,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CSJ108637 - 0002

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.



01206 843464



ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk