



Titus Way, Colchester CO4 5GD

welcome to

Titus Way, Colchester

This excellent **SEMI DETACHED HOUSE** provides **COMFORTABLE FAMILY ACCOMMODATION** and is **WELL PRESENTED THROUGHOUT**. Situated in the **POPULAR MYLAND AREA** the property is convenient for **LOCAL SCHOOLS**, various shops, **HIGHWOODS COUNTRY PARK**, Colchester North Station and the A12/A120.



Entrance

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

Entrance Hall

Radiator with decorative over, laminate flooring, stairs rising to the first floor and doors leading to;

Cloakroom

Obscure double glazed window to the front aspect, low level WC, corner sink with mixer tap, radiator and part tiled flooring.

Living Room

12' 8" x 12' 6" (3.86m x 3.81m)

Double glazed window to front aspect, built-in understairs cupboard, radiator, laminate flooring and open arched access leading to:

Dining Room

19' 6" x 8' 2" (5.94m x 2.49m)

Double glazed French doors opening onto the rear garden, radiator, laminate flooring and open arched access leading to:

Kitchen

9' 4" x 7' 4" (2.84m x 2.24m)

Double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the work top, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher and laminate flooring.

First Floor Landing

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

Bedroom One

12' into wardrobes x 9' 2" max (3.66m into wardrobes x 2.79m max)

Double glazed window to the rear aspect, built-in wardrobes and a radiator.

Bedroom Two

10' 2" x 9' 2" (3.10m x 2.79m)

Double glazed window to the front aspect and a radiator.

Bedroom Three

9' 4" x 7' max (2.84m x 2.13m max)

Double glazed window to the front aspect, radiator and laminate flooring.

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, radiator, extractor fan and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, flower beds to the rear and side, wooden shed to the rear and an external tap.

Garage

17' 4" x 8' (5.28m x 2.44m)

Up and over door to the front, part glazed door to the rear with power and lighting connected.

Parking

The driveway is partly block paved with a gravelled area to the front of the property providing off road parking for up to three vehicles.



view this property online williamhbrown.co.uk/Property/CSJ108849



welcome to

Titus Way, Colchester

- Three Bedrooms
- Semi-Detached Family House
- Living Room and Dining Room
- Attractive Rear Garden
- Garage and Driveway

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CSJ108849](https://www.williamhbrown.co.uk/Property/CSJ108849)



Property Ref:
CSJ108849 - 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.

william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)