



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.



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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: C

guide price

£350,000-£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108849 - 0004

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