



Sea King Crescent, COLCHESTER, CO4 9RJ

welcome to

Sea King Crescent, COLCHESTER

This fantastic **SEMI-DETACHED HOUSE** is well-presented throughout making the **PERFECT HOME FOR FIRST TIME BUYERS**. Situated in a **POPULAR CUL-DE-SAC** the property is ideal for **LOCAL SCHOOLS**, various shops, **HIGHWOODS COUNTRY PARK** and the A12/A120. An early viewing is highly recommended.



Entrance

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

Lobby

Built-in cupboard, inset spotlights and a door with glazed insets leading to:

Living Room

15' 10" x 12' 8" (4.83m x 3.86m)

Double glazed window to the front aspect, radiator, laminate flooring, spiral staircase rising to the first floor and a door leading to:

Kitchen / Breakfast Room

12' 8" x 7' 6" (3.86m x 2.29m)

Double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop. breakfast bar, brick patterned tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric double oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and dishwasher, pantry cupboard, inset spotlights and a door leading to:

Conservatory

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

Double glazed French doors opening onto the rear garden, double glazed windows to the rear and side aspects and tiled flooring with underfloor heating.

First Floor Landing

Radiator and doors leading to;

Bedroom One

12' 8" x 8' 4" (3.86m x 2.54m)

Double glazed window to the front aspect, fitted wardrobes/drawers and a radiator.

Bedroom Two

12' 8" x 7' 6" max (3.86m x 2.29m max)

Double glazed window to the rear aspect, access to the loft, radiator and laminate flooring.

Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap, adjustable shower head with mixer tap and waterfall shower head over, vanity wash hand basin with mixer tap and cupboard under, low level WC, heated towel rail, inset spotlights and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a decked patio area, wooden shed, external tap and gated access to the side.

Parking

Driveway to the side of the property providing off road parking for two vehicles.



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welcome to

Sea King Crescent, COLCHESTER

- Two Double Bedrooms
- Semi-Detached House
- Conservatory
- Stylish Kitchen/Breakfast Room
- Off Road Parking

Tenure: Freehold EPC Rating: C

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108954 - 0003

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