



**Silcock Close, COLCHESTER, CO4 0PA**

**welcome to**

**Silcock Close, COLCHESTER**

This excellent \*GROUND FLOOR MAISONETTE\* is \*WELL-PRESENTED THROUGHOUT\* making the \*PERFECT HOME FOR FIRST TIME BUYERS\*. Situated in a \*SOUGHT-AFTER CUL-DE-SAC\* off Ipswich Road the property is convenient for \*LOCAL SHOPS\*, bus services and the A12/A120. An early viewing is highly recommended.



### **Entrance**

The property is entered via the part obscure double glazed private side door leading to:

### **Hallway**

Built-in cupboard (with plumbing for a washing machine and housing the water tank) and doors leading to;

### **Bedroom**

11' 10" x 9' ( 3.61m x 2.74m )

Double glazed window to the front aspect and an electric heater.

### **Bathroom**

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

### **Lounge / Dining Room**

15' 4" x 11' max ( 4.67m x 3.35m max )

Two double glazed windows to the front aspect, electric heater and a door leading to:

### **Kitchen**

7' 6" x 5' 4" ( 2.29m x 1.63m )

Double glazed window to the rear aspect (overlooking the rear garden), single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers, built-in electric oven, four ring electric hob with cooker hood over and spotlights.

### **Rear Garden**

Enclosed with panel fencing the rear garden is mainly paved and accessed via the side gate (with access via the neighbouring garden).

### **Front Garden**

The front garden is mainly laid to lawn.

### **Garage**

16' x 8' ( 4.88m x 2.44m )

Up and over door to the front.



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welcome to

## Silcock Close, COLCHESTER

- One Bedroom
- Ground Floor Maisonette
- Private Rear Garden
- Garage En-Bloc
- Popular Cul-De-Sac

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ108993 - 0003

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