



Parsons Heath, Colchester, CO4 3HS

welcome to

Parsons Heath, Colchester

This characterful ***SEMI-DETACHED HOUSE*** is ***NICELY PRESENTED THROUGHOUT*** making the ***IDEAL HOME FOR FIRST TIME BUYERS***. Situated in a ***POPULAR RESIDENTIAL AREA*** the property is convenient for ***LOCAL SCHOOLS***, various shops, ***BUS ROUTES*** and the ***A12/A120***. Early viewing is highly recommended.



Entrance

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

Porch

Windows to the front and side aspects and obscure double glazed door leading to:

Lounge / Dining Room

21' 2" x 11' 8" max (6.45m x 3.56m max)

Double glazed windows to the front and side aspects, chimney breast, fireplace feature with log burner, two built-in understairs cupboards, two radiators, laminate flooring, stairs rising to the first floor and a doorway leading to:

Kitchen

12' 2" x 10' 8" max (3.71m x 3.25m max)

Part glazed multi-paned door opening onto the rear garden, double glazed windows to the rear and side aspects, butler sink with mixer tap inset to the worktop, floor mounted matching cupboards and drawers, gas cooker point, cooker hood over, inset spotlights, tiled flooring and a doorway leading to:

Inner Lobby

Obscure double glazed window to the side aspect, built-in cupboard (with plumbing for a washing machine), wall-mounted boiler, tiled flooring and a door leading to:

Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap and shower attachment, wall-mounted electric shower with adjustable shower head, pedestal wash hand basin, low level WC, shaver point, tiled walls and tiled flooring.

First Floor Landing

Access to the loft and doors leading to;

Bedroom One

11' 10" into wardrobes x 10' 10" max (3.61m into wardrobes x 3.30m max)

Double glazed window to the front aspect, chimney breast, fitted wardrobes and a radiator.

Bedroom Two

10' x 9' 2" (3.05m x 2.79m)

Double glazed window to the rear aspect, built-in cupboard, fitted wardrobe and a radiator.

Rear Garden

The enclosed rear garden is mainly laid to lawn with a paved patio area, summerhouse/wooden shed and further access via the gated side path.

Outbuilding / Studio

15' x 8' (4.57m x 2.44m)

Previously used as a dance studio with double glazed French doors to the front, two double glazed windows to the front and power/lighting connected.



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welcome to

Parsons Heath, Colchester

- Two Bedrooms
- Semi-Detached House
- Lounge/Dining Room
- Attractive Rear Garden
- Outbuilding/Studio

Tenure: Freehold EPC Rating: D

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108261 - 0003

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