



**Orwell Close, Colchester, CO4 3YW**

**welcome to**

**Orwell Close, Colchester**

This excellent MID-TERRACE HOUSE is well presented throughout making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a SOUGHT-AFTER CUL-DE-SAC in the ROACH VALE AREA the property is ideal for LOCAL SCHOOLS, bus services, VARIOUS SHOPS and the A12/A120. An early viewing is highly recommended.



### **Entrance**

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

### **Entrance Hall**

Double glazed window to the front aspect, radiator and a multi-paned door leading to:

### **Living Room**

14' x 9' 8" ( 4.27m x 2.95m )

Double glazed window to the front aspect, hospital style radiator, laminate flooring, stairs rising to the first floor and a multi-paned door leading to:

### **Kitchen / Dining Room**

14' x 11' 8" max ( 4.27m x 3.56m max )

Double glazed sliding patio doors opening onto the rear garden, double glazed window to the rear aspect, circular sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted cupboards and drawers, gas cooker point, plumbing for a washing machine, wall-mounted Baxi boiler, radiator, part tiled flooring and part laminate flooring.

### **First Floor Landing**

Access to the loft (with loft ladder) and doors leading to;

### **Bedroom One**

14' 2" x 9' 8" max ( 4.32m x 2.95m max )

Double glazed window to the front aspect, built-in wardrobe and a radiator.

### **Bedroom Two**

10' 4" x 8' 6" ( 3.15m x 2.59m )

Double glazed window to the rear aspect, built-in airing cupboard (housing the water tank), built-in wardrobe and a radiator.

### **Bathroom**

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

### **Rear Garden**

The rear garden is mainly laid to lawn with an external tap and further gated access to the rear.

### **Garage En-Bloc**

There is a garage en-bloc to the rear of the property which can be reached via the side access road with an up and over door to the front.

### **Parking**

There is an allocated parking space provided to the front of the property providing off road parking.



***view this property online*** [williamhbrown.co.uk/Property/CSJ109005](http://williamhbrown.co.uk/Property/CSJ109005)



welcome to

## Orwell Close, Colchester

- Two Double Bedrooms
- Mid-Terrace House
- Double Glazed Windows (fitted June 2024)
- Kitchen/Dining Room
- Modern Bathroom

Tenure: Freehold EPC Rating: C

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CSJ109005](https://www.williamhbrown.co.uk/Property/CSJ109005)



Property Ref:  
CSJ109005 - 0006

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](mailto:ColchesterStJohns@williamhbrown.co.uk)



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



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