



Harwich Road, Colchester, CO4 3DL

welcome to

Harwich Road, Colchester

Occupying a GENEROUS PLOT this charming DETACHED CHALET BUNGALOW provides SUBSTANTIAL ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Situated in a POPULAR RESIDENTIAL LOCATION the property is ideal for LOCAL SHOPS, various schools, bus routes and the A12/A120. An early viewing is highly recommended.



Entrance

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

Hallway

Radiator, stairs rising to the first floor and doors leading to;

Living Room

14' into bay x 12' max (4.27m into bay x 3.66m max)
Secondary glazed 1930's style rounded bay window to the front aspect, chimney breast, electric fire with brick fireplace feature and two radiators.

Bedroom Two

12' x 12' (3.66m x 3.66m)
Secondary glazed window to the front aspect, fitted wardrobes with mirror fronted sliding doors and a radiator.

Bedroom Three

12' x 9' 6" max (3.66m x 2.90m max)
Secondary glazed window to the rear aspect, fitted wardrobes with mirror fronted sliding doors, built-in cupboard and a radiator.

Family Bathroom

Obscure secondary glazed window to the rear aspect, enclosed panel bath with mixer tap and adjustable shower head/mixer tap, vanity wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan, inset spotlights, part tiled walls and tiled flooring.

Kitchen / Breakfast Room

12' x 11' 10" (3.66m x 3.61m)
Secondary glazed window to the rear aspect, single sink and drainer with mixer tap inset to the work top, breakfast bar, tiled splashbacks, range of wall and

floor mounted cupboards and drawers, integral dishwasher, plumbing for a washing machine, electric cooker point, floor-mounted boiler, water softener, radiator, laminate flooring and a part double glazed door leading to:

Conservatory

10' 8" x 9' 10" (3.25m x 3.00m)
Double glazed French doors opening onto the rear garden, double glazed windows to the rear and both sides and a radiator.

First Floor Bedroom One

17' x 14' 4" max (5.18m x 4.37m max)
Double glazed French doors opening onto the REAR BALCONY, double glazed skylight window to the front aspect, fitted wardrobes with mirror fronted sliding doors, built-in eaves storage cupboard, built-in cupboard, radiator and a door leading to:

En-Suite Shower Room

Obscure double glazed skylight window to the front aspect, shower quadrant with adjustable shower head/mixer tap, vanity wash hand basin with mixer tap and cupboard under, low level WC, heated towel rail, built-in cupboard and aqua-boarded walls.

Rear Garden

The generous rear garden is mainly laid to lawn with four wooden sheds, a summerhouse, bike store, greenhouse, water butt, external tap and further access via the side gate.

Garage

Electric roller door to the front.

Parking

There is a substantial driveway to the front of the property providing off road parking for a number of vehicles.



view this property online williamhbrown.co.uk/Property/CSJ109003



welcome to

Harwich Road, Colchester

- Three Bedrooms
- Detached Chalet Bungalow
- Master Bedroom with Rear Balcony
- En-Suite Shower Room
- Conservatory and Generous Rear Garden

Tenure: Freehold EPC Rating: D

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ109003



Property Ref:
CSJ109003 - 0004

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



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



williamhbrown.co.uk