



**Propelair Way, Colchester, CO4 5YS**



**welcome to**

**Propelair Way, Colchester**

This fantastic *\*END TERRACE TOWNHOUSE\** is well presented throughout providing *\*SUBSTANTIAL FAMILY ACCOMMODATION\** spread over three floors. Situated on the *\*BRAISWICK PARK ESTATE\** ideal for *\*LOCAL SCHOOLS\**, *\*COLCHESTER NORTH STATION\** for London Liverpool Street.



### Entrance

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

### Entrance Hall

Built-in cupboard housing the Glow-Worm boiler and hot water tank, built-in under-stairs cupboard, radiator, stairs rising to the first floor and doors leading to;

### Cloakroom

Low level WC, wash hand basin with mixer tap, tiled splashbacks, Chrome heated towel rail, extractor fan, part tiled walls and tiled flooring.

### Kitchen / Dining Room

18' 10" x 15' max ( 5.74m x 4.57m max )  
Double glazed French doors opening onto the rear garden, double glazed windows incorporating double glazed skylight windows to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the work top, range of wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher, inset spotlights and two radiators.

### First Floor Landing

Leaded double glazed window to the side aspect, built-in cupboard, radiator, stairs rising to the second floor and doors leading to;

### Lounge

18' 10" x 10' 2" ( 5.74m x 3.10m )  
Twin leaded double glazed French doors with Juliet balconies to the front aspect, inset spotlights and a radiator.

### Bedroom One

18' 10" into wardrobes x 9' 6" max ( 5.74m into wardrobes x 2.90m max )  
Two leaded double glazed windows to the rear aspect, fitted wardrobes with mirror fronted sliding doors, two radiators, laminate flooring and a door leading to:

### En-Suite Shower Room

Shower cubicle with adjustable shower head and mixer tap, wash hand basin with mixer tap, low level WC, Chrome heated towel rail, extractor fan, inset spotlights and part tiled walls.

### Second Floor Landing

Leaded double glazed window to the side aspect, access to the loft and doors leading to;

### Bedroom Two

18' 10" x 10' 4" ( 5.74m x 3.15m )  
Two leaded double glazed windows to the front aspect and two radiators.

### Bedroom Three

10' 6" x 9' 6" max ( 3.20m x 2.90m max )  
Leaded double glazed window to the rear aspect and a radiator.

### Bedroom Four

9' 6" x 8' ( 2.90m x 2.44m )  
Leaded double glazed window to the rear aspect and a radiator.

### Family Bathroom

Enclosed panel bath with mixer tap and shower attachment, waterfall shower head with mixer tap, wash hand basin with mixer tap, low level WC, Chrome heated towel rail, extractor fan, inset spotlights and part tiled walls.

### Rear Garden

The rear garden is mainly block paved with a pathway leading to the rear with further access via the side gate.

### Integral Garage

19' x 9' max ( 5.79m x 2.74m max )  
Up and over door to the front, side door (providing access to the hallway) and power/lighting connected.

### Agents Note

There is an estimated combined service charge of £158.74 for the property per annum.



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## Propelair Way, Colchester

- Four Bedroom Townhouse
- Substantial Family Accommodation
- Generous Kitchen/Dining Room
- En-Suite to the Master Bedroom
- Attractive Rear Garden

Tenure: Freehold EPC Rating: C

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ108640 - 0005

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