



Curlew Croft, COLCHESTER, CO4 3FT

welcome to

Curlew Croft, COLCHESTER

This fantastic END-TERRACE HOUSE is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS and growing families. Situated in a POPULAR RESIDENTIAL AREA the property is ideal for THE UNIVERSITY OF ESSEX, local schools, VARIOUS SHOPS and the A12/A120. Viewing is highly recommended.



Entrance

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

Entrance Hall

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

Lounge / Dining Room

22' 10" x 11' 2" max (6.96m x 3.40m max)

Double glazed windows to the front and rear aspects, chimney breast, two radiators, dado rail, laminate flooring and an open doorway leading to:

Kitchen

10' 10" x 7' 2" (3.30m x 2.18m)

Double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, high-gloss wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a dishwasher, tiled flooring and a double glazed door leading to:

Lean-To

12' 2" x 7' (3.71m x 2.13m)

Glazed sliding doors opening onto the rear garden, windows to the rear and side aspects, plumbing for washing machine, radiator and tiled flooring.

First Floor Landing

Double glazed window to the side aspect and doors leading to;

Bedroom One

11' x 8' 6" (3.35m x 2.59m)

Double glazed window to the front aspect, fitted wardrobes, radiator and laminate flooring.

Bedroom Two

11' 8" x 8' 6" (3.56m x 2.59m)

Double glazed window to the rear aspect, fitted wardrobes, radiator and laminate flooring.

Bedroom Three

8' 2" x 6' 4" max (2.49m x 1.93m max)

Double glazed window to the rear aspect, access to the loft, fitted wardrobes, radiator and laminate flooring.

Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath with mixer tap and adjustable shower head, pedestal wash hand basin with mixer tap, low level WC, hospital style radiator/towel rail, built-in cupboard (housing the boiler) and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, wooden shed to the rear, aluminum shed, boxed gas and electric meters and further access via the front gate and side path.

Parking

The driveway can be found to the front of the property providing off road parking for a number of vehicles (which can be reach via the shared access road).



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welcome to

Curlew Croft, COLCHESTER

- Three Bedrooms
- End-Terrace House
- High-Gloss Kitchen
- Lounge/Dining Room
- Attractive Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108429 - 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.

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