



William Boys Close, COLCHESTER, CO4 3PW

welcome to

William Boys Close, COLCHESTER

GUIDE PRICE £280,000-£300,000 This excellent DETACHED BUNGALOW provides WELL PROPORTIONED ACCOMMODATION and is BEAUTIFULLY PRESENTED THROUGHOUT. Situated in a POPULAR CUL-DE-SAC the property is convenient for local amenities including shops, schools, parks, bus services and the A12/A120.



Entrance

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

Entrance Hall

Access to the loft (part-boarded with a loft ladder), built-in airing cupboard (housing the Viessmann boiler - installed May 2024), radiator, laminate flooring with underfloor heating and doors leading to;

Kitchen

10' x 6' 2" (3.05m x 1.88m)

Double glazed window to the front aspect, circular sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, wall and floor mounted matching cupboards and drawers, built-in electric double oven with four-ring electric hob and cooker hood over, heated towel rail, inset spotlights and laminate flooring.

Bedroom One

13' x 10' 6" (3.96m x 3.20m)

Double glazed window to the rear aspect, radiator, control panel for underfloor heating and laminate flooring with underfloor heating.

Bedroom Two

9' 10" x 8' 2" (3.00m x 2.49m)

Double glazed window to the rear aspect, radiator, control panel for underfloor heating and laminate flooring with underfloor heating.

Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath with mixer tap, adjustable shower head with mixer tap and waterfall shower head over, vanity wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, extractor fan and tiled walls.

Lounge / Dining Room

17' x 10' (5.18m x 3.05m)

Double glazed door opening onto the rear garden, double glazed windows to the front and rear aspects, radiator, control panel for underfloor heating and laminate flooring with underfloor heating.

Rear Garden

The rear garden is mainly laid to lawn with raised flower beds, various fruit trees, a wooden shed and timber-built lean-to.

Front Garden

The front garden is mainly paved with boxed gas and electric meters.

Garage

16' 6" x 8' 6" (5.03m x 2.59m)

Electric roller door to the front, part glazed door to the rear, fitted cupboards with power and lighting connected.

Parking

The driveway can be found to the front of the property providing off road parking.



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welcome to

William Boys Close, COLCHESTER

- Two Bedrooms
- Detached Bungalow
- Modernised Throughout
- Attractive Rear Garden
- Garage and Driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109317 - 0005

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.



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