



Dilbridge Road West, Colchester, CO4 0BJ

welcome to

Dilbridge Road West, Colchester

£300,000-£325,000 Guide Price. This excellent MID-TERRACE HOUSE is MUCH IMPROVED and WELL-PRESENTED THROUGHOUT the PERFECT HOME FOR GROWING FAMILIES. Situated in a POPULAR RESIDENTIAL AREA the property is convenient for LOCAL SCHOOLS, shops, BUS ROUTES and the A12/A120. Viewing is highly recommended.



Entrance

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

Hallway

Boxed electric meter, laminate flooring, stairs rising to the first floor and a door leading to:

Living Room

14' 10" x 11' 8" max (4.52m x 3.56m max)

Double glazed window to the front aspect, chimney breast, cupboards with shelving built into the alcoves, built-in understairs cupboard (housing the gas meter), vertical designer radiator, inset spotlights, laminate flooring and a door leading to:

Kitchen / Dining Room

18' x 9' (5.49m x 2.74m)

Part double glazed door opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, gas and electric cooker points, plumbing for a washing machine, built-in cupboard (housing the boiler) and built-in larder cupboard.

First Floor Landing

Access to the loft access, vertical designer radiator, laminate flooring and doors leading to;

Bedroom One

12' 8" x 9' (3.86m x 2.74m)

Double glazed window to the rear aspect and a radiator.

Bedroom Two

9' 4" x 8' 10" max (2.84m x 2.69m max)

Double glazed window to the front aspect and a

radiator.

Bedroom Three

8' 6" x 8' 6" max (2.59m x 2.59m max)

Double glazed window to the front aspect and a radiator.

Family Bathroom

Double glazed window to the rear aspect, enclosed panel bath with adjustable shower head and mixer tap, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, shaver point, extractor fan, inset spotlights and tiled walls.

Rear Garden

The generous rear garden is mainly laid to lawn with a decked patio area, concrete patio area, external tap and a gate to the side (for access over the neighbouring property).

Parking

There is a driveway to the front of the property providing off road parking.



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welcome to

Dilbridge Road West, Colchester

- Three Bedrooms
- Mid-Terrace Family House
- Kitchen/Dining Room
- First Floor Bathroom
- Generous Rear Garden

Tenure: Freehold EPC Rating: C

guide price

£300,000-£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109442 - 0003

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