



Pegasus Way, Colchester, CO4 0QG

welcome to

Pegasus Way, Colchester

Offered with NO ONWARD CHAIN this EXTENDED SEMI-DETACHED HOUSE provides AMPLE ACCOMMODATION with the potential to make the PERFECT FAMILY HOME. Situated in a SOUGHT-AFTER CUL-DE-SAC on the EVER POPULAR ST JOHNS ESTATE the property is ideal for LOCAL SCHOOLS, various shops, bus services and A12/A120.



Entrance

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

Porch

Obscure double glazed windows to the front and side aspects and an obscure double glazed door leading to:

Entrance Hall

Obscure double glazed window to the front aspect, built-in under-stairs cupboard, radiator, stairs rising to the first floor and doors leading to;

Living Room

22' x 13' 6" max (6.71m x 4.11m max)

Double glazed window to the front aspect, chimney breast, electric fireplace feature, two radiators and an open archway leading to:

Dining Room

9' x 8' (2.74m x 2.44m)

Double glazed window to the rear aspect, radiator and a door leading to:

Kitchen

20' 2" x 9' 2" max (6.15m x 2.79m max)

Part double glazed door opening onto to the rear garden, part obscure double glazed side door to the driveway, double glazed windows to the rear and side aspects, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing, floor mounted boiler and a built-in larder cupboard.

First Floor Landing

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

Bedroom One

12' 10" x 11' 6" into wardrobes max (3.91m x 3.51m into wardrobes max)

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

Bedroom Two

11' 4" into wardrobes x 9' max (3.45m into wardrobes x 2.74m max)

Double glazed window to the rear aspect, fitted wardrobes with sliding doors and a radiator.

Bedroom Three

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

Double glazed window to the front aspect, built-in cupboard and a radiator.

Shower Room

Obscure double glazed window to the rear aspect, walk-in double shower cubicle with shower head and mixer tap, vanity wash hand basin with mixer tap and cupboard under, low level WC, built-in airing cupboard (housing the water tank with shelving), radiator, extractor fan, inset spotlights, part tiled walls and part tiled flooring.

Separate Wc

Low level WC and laminate flooring.

Rear Garden

The rear garden is mainly block paved and partly laid to lawn with two wooden sheds to the rear and an external tap.

Garage

17' x 7' 6" (5.18m x 2.29m)

Up-and-over door to the front, part double glazed door to the side, double glazed window to the side with power and lighting connected.

Parking

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



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welcome to

Pegasus Way, Colchester

- Three Bedrooms
- Extended Semi-Detached House
- Lounge and Separate Dining Room
- Attractive Rear Garden
- Garage and Driveway

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

offers in excess of

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109465 - 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.

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