



**Pondfield Road, Colchester, CO4 3EG**



**welcome to**

**Pondfield Road, Colchester**

Offered with NO ONWARD CHAIN this charming SEMI-DETACHED HOUSE provides IDEAL FAMILY ACOMMODATION with SOME MODERNISATION REQUIRED. Situated in a SOUGHT-AFTER LOCATION the property is convenient for LOCAL SCHOOLS, bus services, VARIOUS SHOPS and the A12/A120. Early viewing is highly recommended.



### Entrance

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

### Porch

Obscure glazed multi-paned door leading to:

### Entrance Hall

Double glazed window to the side aspect, built-in understairs cupboard, radiator, stairs rising to the first floor and doors leading to;

### Living Room

13' 8" into bay x 12' max ( 4.17m into bay x 3.66m max )  
Double glazed bay window to the front aspect, chimney breast, gas fireplace feature, radiator and multi-paned sliding doors leading to:

### Dining Room

10' 2" x 9' ( 3.10m x 2.74m )  
Double glazed window to the rear aspect, radiator and a door leading to:

### Kitchen

10' 6" x 10' 2" max ( 3.20m x 3.10m max )  
Double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, two built-in larder cupboards, plumbing for a washing machine and a side door with glazed insets leading to:

### Side Lobby

Gate to the front, built-in storage cupboard and doors to;

### Separate WC

Obscure glazed window to the side and a high level WC.

### Storage Area

7' 2" x 6' 2" ( 2.18m x 1.88m )  
Window to the rear.

### First Floor Landing

Obscure glazed window to the side aspect, access to the loft, built-in cupboard (with shelving), radiator and doors leading to;

### Bedroom One

13' 8" into bay x 11' 2" max ( 4.17m into bay x 3.40m max )  
Double glazed bay window to the front aspect, chimney breast, built-in airing cupboard (housing the water tank with shelving) and a radiator.

### Bedroom Two

11' 2" x 10' 2" ( 3.40m x 3.10m )  
Double glazed window to the rear aspect, built-in wardrobe and a radiator.

### Bedroom Three

9' x 8' 6" max ( 2.74m x 2.59m max )  
Double glazed window to the front aspect and a built-in wardrobe.

### Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap, wall-mounted Creda electric shower with adjustable shower head, pedestal wash hand basin, high level WC, radiator, shaver point and part tiled walls.

### Rear Garden

The rear garden is mainly laid to lawn with a paved patio, pathway leading to the rear, greenhouse and external tap.

### Parking

The driveway can be found to the front of the property providing off road parking for a number of vehicles.

### Agents Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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## **Pondfield Road, Colchester**

- Three Bedrooms
- Semi-Detached Family House
- Modernisation Required
- Attractive Rear Garden
- Driveway for Off Road Parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109480 - 0003

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