



Lancaster Approach, Colchester, CO4 9AF

welcome to

Lancaster Approach, Colchester

This modern and well presented family home is situated on the North side of Colchester, offering excellent access to the A12 and also a short drive from Colchester's City Centre.



Entrance Door To:

Entrance Hall

Radiator, stairs to first floor, doors to:

Cloakroom

Low Level WC, wash hand basin, radiator, laminate flooring.

Lounge

15' 7" x 10' 7" (4.75m x 3.23m)

UPVC double glazed window to front, radiator, laminate flooring.

Kitchen

17' 8" x 9' 11" (5.38m x 3.02m)

UPVC double glazed French doors and UPVC double glazed window, laminate flooring, range of base and eye level units, roll edge work surfaces, inset sink and drainer unit, plumbing for washing machine, space for appliances, oven and gas hob, boiler cupboard.

First Floor Accommodation

Landing

Carpet, loft access, cupboard, doors to:

Bedroom One

10' 10" x 9' 11" (3.30m x 3.02m)

UPVC double glazed window to front, radiator, carpet, door to:

En-Suite

Laminate flooring, shower cubicle, low level WC, wash hand basin, radiator.

Bedroom Two

11' 4" x 9' (3.45m x 2.74m)

UPVC double glazed window to rear, radiator, carpet.

Bedroom Three

8' 4" x 8' (2.54m x 2.44m)

UPVC double glazed window to rear, radiator, carpet.

Bathroom

UPVC double glazed window to front, laminate flooring, panel enclosed bath, low level WC, wash hand basin, tiled walls, radiator.

Outside

There is a low maintenance rear garden which is enclosed by a panel fencing with rear access gate. The property benefits from a GARAGE and driveway.



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welcome to

Lancaster Approach, Colchester

- Modern Semi-Detached House
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three Good Sized Bedrooms
- En-Suite & Family Bathroom

Tenure: Freehold EPC Rating: B

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109543 - 0004

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