



Ipswich Road, Colchester, CO4 0EN

welcome to

Ipswich Road, Colchester

Offered with NO ONWARD CHAIN this charming MID-TERRACE HOUSE is well-presented throughout making the IDEAL HOME FOR GROWING FAMILIES. Situated in a popular residential area the property is convenient for LOCAL SCHOOLS, various shops, BUS ROUTES and the A12/A120. Early viewing is highly recommended.



Entrance

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

Entrance Hall

Radiator, stairs rising to the first floor and a door leading to:

Dining Room

11' 8" x 11' 2" (3.56m x 3.40m)

Double glazed window to the rear aspect, radiator, door to the kitchen and open access to:

Living Room

11' 10" into bay x 10' 8" max (3.61m into bay x 3.25m max)

Double glazed bay window to the front aspect, chimney breast and gas fireplace feature.

Kitchen

14' 2" x 8' 6" max (4.32m x 2.59m max)

Part obscure double glazed side door to the rear garden, double glazed windows to the rear and side aspects, single sink and drainer with mixer tap inset to the worktop, range of wall and floor mounted matching cupboards and drawers (housing the Worcester boiler), built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine, built-in understairs cupboard (housing the gas and electric meters), radiator and inset spotlights.

First Floor Landing

Access to the loft (insulated), built-in airing cupboard (housing the water tank), radiator and doors leading to;

Bedroom One

14' into wardrobes x 12' into bay max (4.27m into

wardrobes x 3.66m into bay max)

Double glazed bay window with further double glazed window to the front aspect, fitted wardrobes with sliding doors and a radiator.

Bedroom Two

11' 8" x 8' 10" max (3.56m x 2.69m max)

Double glazed window to the rear aspect, chimney breast and a radiator.

Shower / Wet Room

Obscure double glazed window to the side aspect, adjustable shower head/mixer tap, pedestal wash hand basin, low level WC, radiator and tiled walls.

Bedroom Three

8' 8" x 6' plus recess (2.64m x 1.83m plus recess)

Double glazed window to the rear aspect and a radiator.

External Wc

Obscure double glazed window to the rear and a low level WC.

Rear Garden

The generous rear garden has a concrete patio with lawn/grass area an external tap and further access via the side gate (with access over the neighbouring property).

Parking

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



view this property online williamhbrown.co.uk/Property/CSJ109461



welcome to

Ipswich Road, Colchester

- Three Bedrooms
- Mid-Terrace Family House
- Lounge & Dining Room
- Well-Appointed Kitchen
- First Floor Shower/Wet Room

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

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CSJ109461](https://www.williamhbrown.co.uk/Property/CSJ109461)



Property Ref:
CSJ109461 - 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.



william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)