



**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.



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## Ipswich Road, Colchester

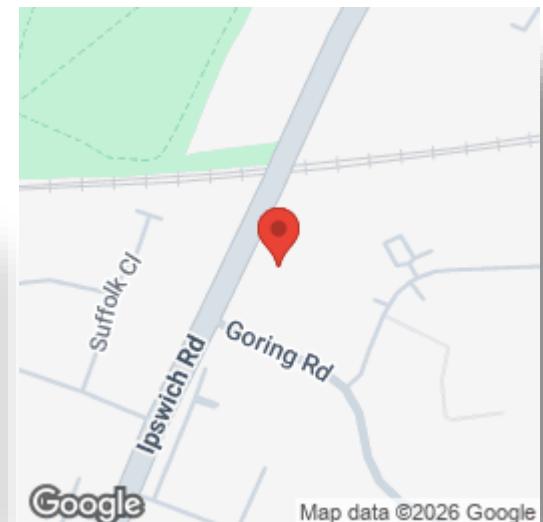
- Three Bedrooms
- Mid-Terrace Family House
- Lounge & Dining Room
- Well-Appointed Kitchen
- First Floor Shower/Wet Room

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£290,000**



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Property Ref:  
CSJ109461 - 0006

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