



**Caracalla Way, Colchester, CO4 9XZ**

**welcome to**

## **Caracalla Way, Colchester**

This excellent MID-TERRACE HOUSE provides AMPLE FAMILY ACCOMMODATION spread over three floors with viewing highly recommended. Situated in the SOUGHT-AFTER HIGHWOODS AREA the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK, Colchester General Hospital and the A12/A120.



## **Entrance**

The property is entered via the part double glazed front door leading to:

## **Entrance Hall**

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

## **Living Room**

13' 10" x 10' 10" max ( 4.22m x 3.30m max )

Double glazed window to the front aspect, built-in understairs cupboard, radiator and open access leading to:

## **Kitchen / Dining Room**

13' 10" x 10' 8" max ( 4.22m x 3.25m max )

Part double glazed door opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the work top, tiled splashbacks, wall and floor mounted matching cupboards and drawers, built-in electric double oven with four-ring gas hob and cooker hood over, plumbing for a dishwasher, radiator and a door leading to:

## **Utility Room**

4' 10" x 2' 10" ( 1.47m x 0.86m )

Plumbing for a washing machine, corner sink, tiled splashbacks, radiator, extractor fan and laminate flooring.

## **First Floor Landing**

Radiator, stairs rising to the second floor and doors leading to;

## **Bedroom Two**

13' 4" into wardrobes x 11' 2" max ( 4.06m into wardrobes x 3.40m max )

Two double glazed windows to the front aspect, fitted wardrobes and a radiator.

## **Bedroom Three**

12' 2" x 7' 8" max ( 3.71m x 2.34m max )

Double glazed window to the rear aspect and a radiator.

## **Family Bathroom**

Obscure double glazed window to the rear aspect, enclosed panel bath with adjustable shower/mixer tap and waterfall shower head over, pedestal wash hand basin with mixer tap, low level WC, radiator, extractor fan and part tiled walls.

## **Second Floor Landing**

Inset spotlights and a door leading to:

## **Bedroom One**

11' 6" x 10' 10" max ( 3.51m x 3.30m max )

Two double glazed Velux skylight windows to the front aspect, built-in eaves storage, radiator and inset spotlights.

## **Rear Garden**

The rear garden is mainly laid to lawn with a paved patio area, decked patio, external tap and further access via the rear gate (and shared access path).

## **Parking**

There are two allocated parking spaces provided for off road parking.



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Awaiting Photograph

## Caracalla Way, Colchester

- Three Double Bedrooms
- Mid-Terrace House
- Kitchen/Dining Room
- Utility Room
- Private Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

**£290,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CSJ109639 - 0006

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