



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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welcome to

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109639 - 0006

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