



Endeavour Way, Colchester, CO4 5PL

welcome to

Endeavour Way, Colchester

£400,000-£425,000 GUIDE. This excellent SEMI-DETACHED HOUSE is WELL-PRESENTED THROUGHOUT offering AMPLE FAMILY ACCOMMODATION spread over three floors. Situated in COLCHESTER'S NORTHERN GATEWAY the property is ideal for LOCAL SCHOOLS, Highwoods Country Park, COLCHESTER NORTH STATION and the A12/A120.



Entrance

The property is entered via the front door leading to:

Entrance Hall

Obscure double glazed window to the front aspect, radiator, stairs rising to the first floor and doors leading to;

Utility / Cloakroom

Low level WC, wash hand basin with mixer tap, tiled splashbacks, plumbing for a washing machine, radiator, extractor fan, inset spotlights and Amtico flooring.

Kitchen

14' 6" x 9' 2" (4.42m x 2.79m)

Triple glazed window to front aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the work top, range of high-gloss wall and floor mounted cupboards and drawers (housing the Potterton boiler), integral fridge, freezer and dishwasher, built-in electric double oven with four-ring gas hob and cooker hood over, inset spotlights, radiator, Amtico flooring and open access to:

Family / Dining Area

16' 4" x 8' 6" (4.98m x 2.59m)

Triple glazed French doors opening onto the rear garden, triple glazed window to the rear aspect, radiator and Amtico flooring.

First Floor Landing

Triple glazed window to the front aspect, built-in airing cupboard (housing the water tank), stairs rising to the second floor and doors leading to;

Living Room

17' 8" x 11' 6" (5.38m x 3.51m)

Dual aspect with triple glazed windows to the front

and rear aspects and two radiators.

Bedroom Two

11' 10" x 8' 10" (3.61m x 2.69m)

Triple glazed window to the rear aspect and a radiator.

Bedroom Three

11' x 8' 10" (3.35m x 2.69m)

Triple glazed window to the front aspect and a radiator.

Family Bathroom

Obscure triple glazed window to the rear aspect, enclosed panel bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level WC, radiator, shaver point, extractor fan, inset spotlights, part tiled walls and Amtico flooring.

Second Floor Landing

Door leading to:

Bedroom One

22' 4" into dormer x 12' 8" max (6.81m into dormer x 3.86m max)

Triple glazed dormer window to the front aspect, double glazed Keylite skylight window to the rear, built-in wardrobe, built-in eaves storage cupboard, two radiators, wall lights and a door leading to:

En-Suite Shower

Double glazed Keylite skylight window to the rear aspect, double shower cubicle with adjustable shower head and mixer tap, wash hand basin with mixer tap, low level WC, radiator, shaver point, extractor fan, inset spotlights, part tiled walls and Amtico flooring.

Rear Garden

The rear garden is mainly laid to lawn (with premium artificial grass) with a paved patio and two wooden sheds (electric connected to one shed).

Carport

The double length carport is block paved and gated to the front with gas and electric meters.



view this property online williamhbrown.co.uk/Property/CSJ109679



welcome to

Endeavour Way, Colchester

- Three Bedrooms
- Semi-Detached House
- High-Gloss Kitchen and Dining Area
- Dual Aspect Living Room
- En-Suite to the Master Bedroom

Tenure: Freehold EPC Rating: B

Council Tax Band: D

guide price

£400,000-£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ109679



Property Ref:
CSJ109679 - 0004

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