



**Curlew Croft, Colchester CO4 3FT**

welcome to

## Curlew Croft, Colchester

This fantastic END-TERRACE HOUSE is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS and growing families. Situated in a POPULAR RESIDENTIAL AREA the property is ideal for THE UNIVERSITY OF ESSEX, local schools, VARIOUS SHOPS and the A12/A120. Viewing is highly recommended.



## **Entrance**

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

## **Entrance Hall**

Radiator, tiled flooring, stairs rising to the first floor and doors leading to;

## **Kitchen / Dining Room**

11' 10" x 11' 2" ( 3.61m x 3.40m )

Double glazed windows to the front and rear aspects, chimney breast, two radiators, dado rail, laminate flooring and an open doorway leading to:

## **Kitchen**

10' 10" x 7' 2" ( 3.30m x 2.18m )

Double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, high-gloss wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a dishwasher, tiled flooring and a double glazed door leading to:

## **Lean-To**

12' 2" x 7' ( 3.71m x 2.13m )

Glazed sliding doors opening onto the rear garden, windows to the rear and side aspects, plumbing for washing machine, radiator and tiled flooring.

## **First Floor Landing**

Double glazed window to the side aspect and doors leading to;

## **Bedroom One**

11' x 8' 6" ( 3.35m x 2.59m )

Double glazed window to the front aspect, fitted wardrobes, radiator and laminate flooring.

## **Bedroom Two**

11' 8" x 8' 6" ( 3.56m x 2.59m )

Double glazed window to the rear aspect, fitted wardrobes, radiator and laminate flooring.

## **Bedroom Three**

8' 2" x 6' 4" max ( 2.49m x 1.93m max )

Double glazed window to the rear aspect, access to the loft, fitted wardrobes, radiator and laminate flooring.

## **Bathroom**

Obscure double glazed window to the front aspect, enclosed panel bath with mixer tap and adjustable shower head, pedestal wash hand basin with mixer tap, low level WC, hospital style radiator/towel rail, built-in cupboard (housing the boiler) and part tiled walls.

## **Rear Garden**

The rear garden is mainly laid to lawn with a paved patio area, wooden shed to the rear, aluminum shed, boxed gas and electric meters and further access via the front gate and side path.

## **Parking**

The driveway can be found to the front of the property providing off road parking for a number of vehicles (which can be reached via the shared access road).



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## Curlew Croft, Colchester

- Three Bedrooms
- End-Terrace House
- High-Gloss Kitchen
- Lounge/Dining Room
- Attractive Rear Garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£275,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CSJ109877 - 0003

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