



**Mascot Square, Colchester, CO4 3GA**

**welcome to**

## **Mascot Square, Colchester**

Offered with NO ONWARD CHAIN this excellent SEMI-DETACHED HOUSE offers the potential to make the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a POPULAR RESIDENTIAL AREA the property is convenient for LOCAL SCHOOLS, various shops, the UNIVERSITY OF ESSEX and the A12/A120.



## **Entrance**

The property is entered via the front door leading to:

## **Entrance Hall**

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

## **Cloakroom**

Low level WC, corner sink with mixer tap, tiled splashbacks and a radiator.

## **Kitchen**

Double glazed window to the front aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, radiator and laminate flooring.

## **Living Room**

Double glazed French doors opening onto the rear garden flanked with double glazed windows, built-in understairs cupboard and a radiator.

## **First Floor Landing**

Access to the loft and doors leading to;

## **Bedroom One**

Two double glazed windows to the front aspect, built-in cupboard and a radiator.

## **Bedroom Two**

Double glazed window to the rear aspect and a radiator.

## **Bathroom**

Enclosed panel bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, radiator, extractor fan and part tiled walls.

## **Rear Garden**

The rear garden is mainly shingled with a paved patio area, wooden shed and further access via front gated and side area.

## **Parking**

The allocated parking space can be found directly in front of the property providing off road parking.



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## Mascot Square, Colchester

- Two Double Bedrooms
- Semi-Detached House
- Attractive Rear Garden
- Cul-De-Sac Position
- Allocated Parking Space

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£250,000**



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