



Woodpecker Close, Colchester

****Chain Free**** Situated in a prominent position, within striking distance of Colchester's town centre, is this spacious 3 bedroom family home. Occupying a generously sized plot, there is ample space both inside and out.

Guide price £325,000

Woodpecker Close

Colchester, CO4



- Off road parking
- Excellent transport links
- CHAIN FREE
- Garage
- Down stairs WC
- Sunny garden
- Detached

The Property

On entering the property you pass into the dining room which is of a good size and benefits from built in storage. From here you can access both the kitchen, living room and stairs. The kitchen has adequate worktop and storage space including an under-stair cupboard. This room also has the added convenience of an external door. The large living room extends over 18 foot and has a sliding door to seamlessly link the garden to the inside, perfect for entertaining. Downstairs also benefits from a WC and storage cupboard.

Upstairs, you will find three bedrooms and a bathroom. Bedroom 1 has built in wardrobes giving plentiful storage options. Bedroom 2, currently being used as another reception room, also has built in storage and gives access to the airing cupboard. The bathroom is tiled from floor to ceiling and has a modern 3 piece suite and towel radiator. Opposite the bathroom is bedroom 3, currently being used as a nursery.

The Outside

The sunny west facing garden is well proportioned with an attractive patio and a landscaped area laid to lawn. There is off street parking for up to 4 cars, as well as single garage. The garage also has a side door which leads into the back garden.

The Area

Within easy reach of Colchester's town centre, this house is within striking distance of the many eateries, bars and shops that Colchester has to offer as well as being close by to the University of Essex. There are plentiful bus routes, and the rail station is only a short drive away where there are trains to London. Within the close vicinity, there are good nursery schools, primary schools and secondary schools. A short drive away and there are ample countryside walks and quaint towns and villages to explore.

Further Information

Tenure - Freehold

Council Tax - Colchester Band D

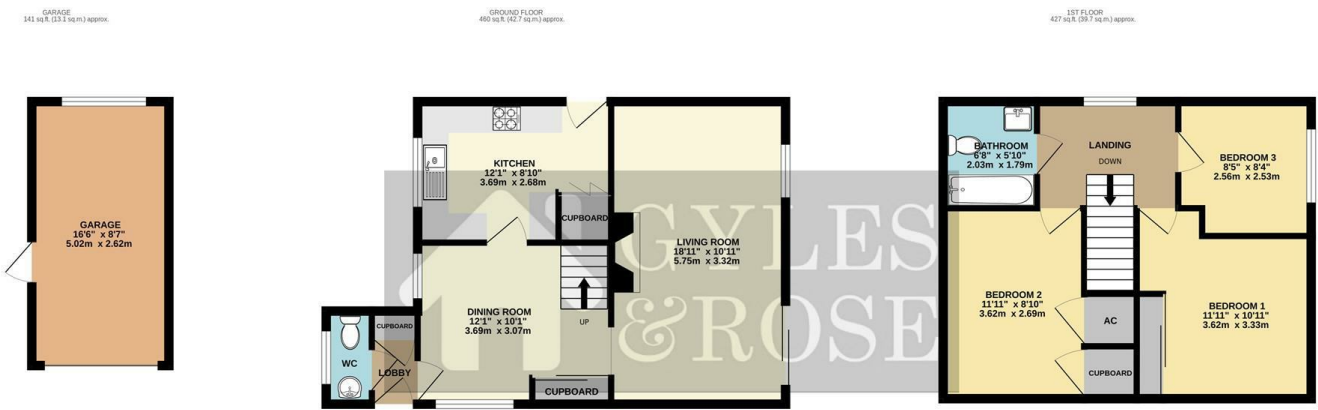
Mains Sewage, Water and Gas

Construction - Brick

Sellers position - Need to find an onward purchase



Floor Plan



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------------------------------|--|-----------------|
| Current | Potential | Current | Potential |
| <p>Key: energy efficient - lower running costs</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(39-60) C</p> <p>(15-58) D</p> <p>(9-54) E</p> <p>(1-38) F</p> <p>(1-26) G</p> <p>Not energy efficient - higher running costs</p> | <p>81</p> <p>56</p> | <p>Key: environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(61-80) B</p> <p>(41-60) C</p> <p>(21-59) D</p> <p>(1-58) E</p> <p>(1-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | <p>C</p> |
| <p>England & Wales EU Directive 2002/91/EC</p> | | <p>England & Wales EU Directive 2002/91/EC</p> | |