



Pickford Walk, Colchester

Situated in a prominent position overlooking Salary Brook Nature Reserve and within striking distance of Colchester's town centre, is this spacious three bedroom family home. With a generously sized living area, as well as a garden room, there is ample space for entertaining. The kitchen is well presented and has a modern, contemporary feel. There is direct access to the large, sunny garden via the kitchen. The garden is also accessible via rear access. Upstairs, there are three bedrooms and a spacious family bathroom. The house also benefits from having off-street parking, a garage and double glazing throughout.

Guide price £300,000

Pickford Walk

Colchester, CO4



- 3 Bedrooms
- Excellent transport links
- Close to Essex University
- Fantastic views
- Garage
- Guide Price - £300,000 - £325,000
- Close to Colchester town
- Off road parking

The Property

On entering the property, you are immediately struck by the deceptively spacious and light rooms. On your left, you find yourself in the spacious living area. Natural light floods in from the large window at the front of the room. There is a large area perfect for relaxing, a feature fireplace and ample space for a dining table and chairs.

With an open plan feel to the downstairs, the living area leads onto the kitchen via the hallway. The kitchen is both modern and practical. There is wood effect cabinetry, a gas cooker and colourful tiling framing the walls.

The garden room boasts pretty garden views allowing you to enjoy the garden all year round. The floor is carpeted and there are sliding doors onto the garden.

Upstairs, there are 2 double bedrooms, a generously sized single bedroom and a modern family bathroom.

The Outside

Occupying an enviable plot overlooking the nature reserve, the house boasts stunning panoramic countryside views. As well as a garage providing off-street parking, the house has a beautifully finished, sunny garden to the rear. The garden is of a good size with manicured flowerbeds, a patio area and a path leading to the rear gate.

The Area

The property is situated within striking distance of Colchester in North Essex. Colchester is Britain's oldest recorded town and boasts a huge array of shops, bars, eateries and entertainment facilities. There are ample green spaces to enjoy, on your doorstep with Salary Brook Nature reserve, and slightly further afield you can explore many beautiful surrounding villages like the waterside village of Wivenhoe. The house is well placed for excellent access to transport, with the mainline railway only a short drive away. This can also be accessed via bus. It is also a stone's throw away from the University of Essex.

Further Information

Tenure - Freehold

Council Tax - Colchester Band B

Property Construction - Brick

Mains Gas, Electricity, Water and Sewerage

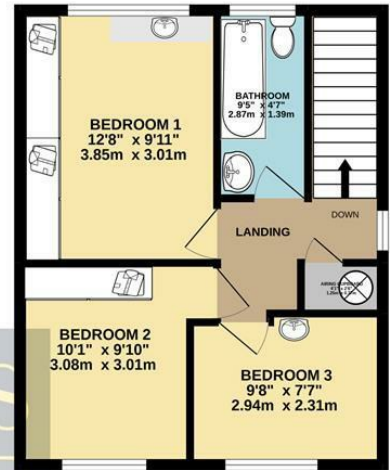
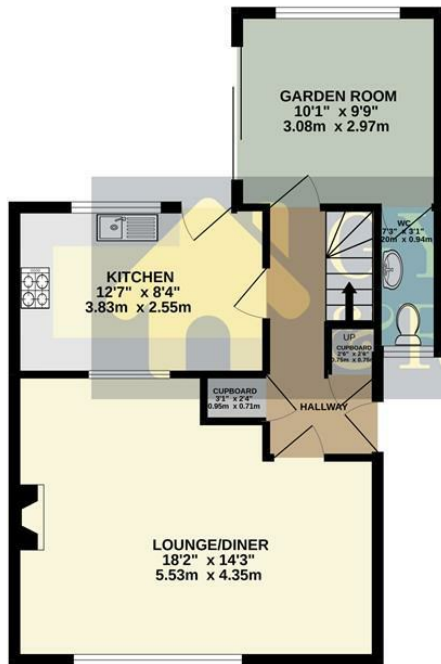
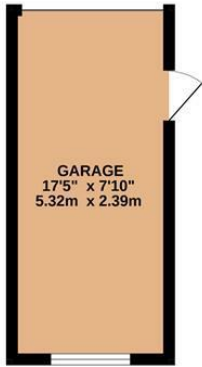
Seller position - Needs to secure an onward purchase



Floor Plan

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1077 sq.ft. (100.1 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>Very energy efficient - lower running costs</p> <p>(87-91) A</p> <p>(81-81) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		85	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	