



## 26 Marshall Close, Feering, Colchester, Essex, CO5 9LQ

£365,000

- No chain
- Fitted kitchen
- Some updating required
- Three bedrooms
- Parking and garage
- Lounge and dining room
- Enclosed rear garden



## 26 Marshall Close, Colchester CO5 9LQ

An opportunity to purchase this three bedroom semi detached house which requires some updating. The property consists of lounge, dining room and fitted kitchen. There are three bedrooms, bathroom room and separate WC to the first floor. Ample off road parking, single garage and enclosed rear garden.



Council Tax Band: C



### Hallway

Composite front door with flower obscured window in top half, centrally heated radiator

### Living Room

14'11" x 13'1"

Large double glazed window, centrally heated radiator, built in understairs cupboard, feature fireplace. Leading to :-

### Dining Room

11'8" x 8'9"

Double glazed double doors leading to garden, centrally heated radiator. Leading to :-

### Kitchen

11'4" x 9'4"

Double glazed window, range of base and eye level units, integral oven and extractor fan, composite back door with obscure glass top half.

### Stairs and Landing

11'8" x 6'9"

Built in cupboard, loft hatch. Leading to :-

### Bedroom One

11'4" x 9'4"

Double glazed window, centrally heated radiator, built in cupboard.

### Bedroom Two

11'10" x 11'4"

Double glazed window, centrally heated radiator, built in cupboard.

### Bedroom Three

9'6" x 6'9"

Double glazed window, centrally heated radiator, built in over stairs cupboard.

### Bathroom

5'6" x 5'6"

Double glazed obscured glass window, pedestal mounted sink unit, shower cubicle with electric shower, centrally heated towel rail.

### Separate WC

Double glazed obscured window, low level WC.

### Garden

Enclosed rear garden with lawns, flower borders, rockery and mature shrubs.

### Front Garden/Parking

Laid to block paving leading to single garage with power and light connected.

### Agents Note

The railway line does run along the rear of the property.

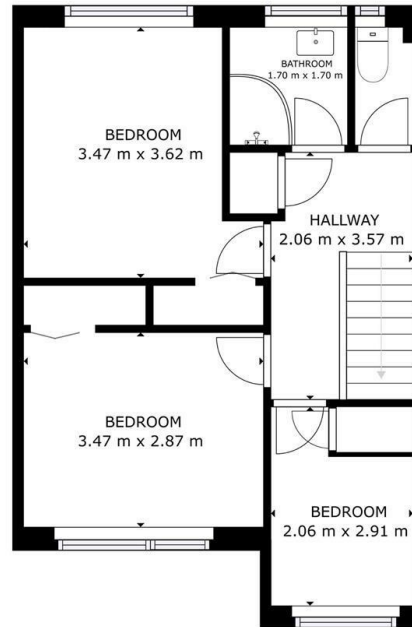
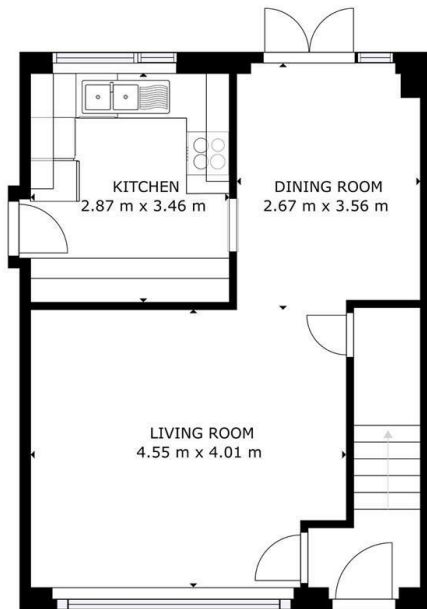




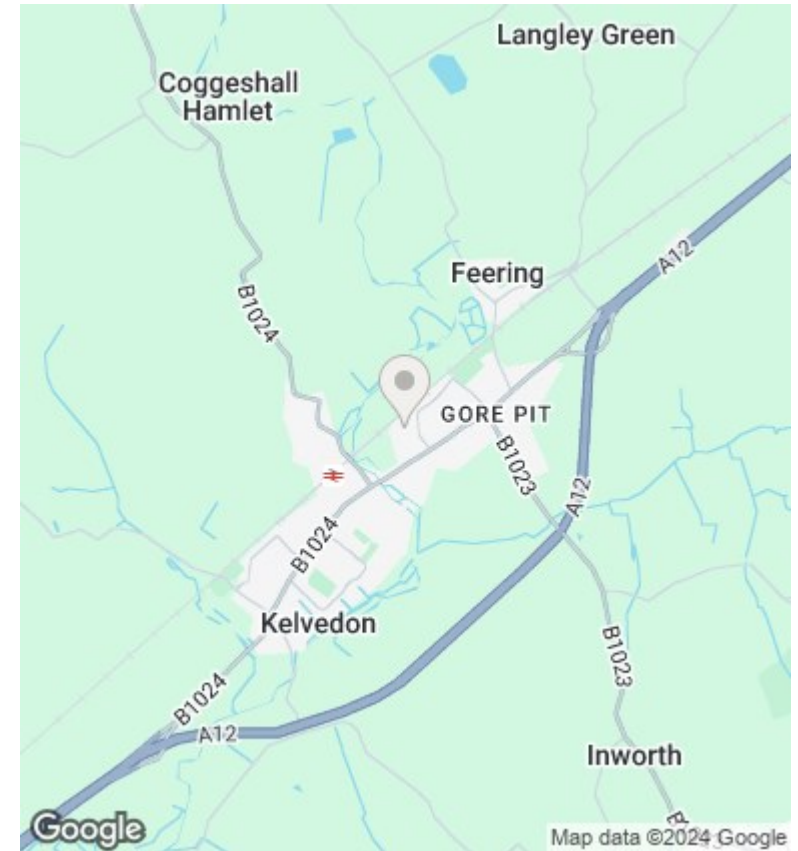








GROSS INTERNAL AREA  
 FLOOR 1: 42.6 m<sup>2</sup>, FLOOR 2: 44.8 m<sup>2</sup>  
 TOTAL: 87.4 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

C

| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92 plus)  | A |                         | 87        |
| (81-91)  | B |                         |           |
| (69-80)  | C | 64                      |           |
| (55-68)  | D |                         |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| <b>England &amp; Wales</b>                         |   | EU Directive 2002/91/EC |           |