



55 Winston Avenue, Tiptree, Colchester, Essex, CO5 0JU

£440,000

- Offered with no onward chain
- Viewing is highly recommended
- Cul de sac position
- Double glazed
- Three bedrooms
- En Suite and family bathroom
- Parking and garage

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Philip James Estates are pleased to offer for sale this good sized three bedroom detached home in cul de sac position offered with no onward chain. The property has been maintained to a vey high standard and viewing is highly recommended to avoid disappointment. Consisting of large hallway, lounge, kitchen/diner and downs stairs cloakroom to the ground floor . to the first floor there are three bedrooms with the master having an ensuite and also a family bathroom. Enclosed rear garden, ample parking via private driveway leading to independent single garage with power and light connected.



Council Tax Band: D



Entrance Hall

Composite front door leading to large hallway, double glazed window to side aspect, wood effect flooring, stairs to first floor, doors to :-

Lounge

16'10" x 15'5"

Double glazed bay window to front aspect, wood effect flooring, two radiators, wall lights to compliment, door to :-

Kitchen/Diner

20'8" x 16'11"

Double glazed window to wide aspect, wood effect flooring, two radiators storage cupboard. Range of base and eye level units, electric oven, gas hob, extractor hood, one and half bowl sink unit with mixer tap set. Built in dishwasher, plumber for washing machine, space for fridge/freezer. inset spotlights to compliment. Double glazed French Doors to garden, double glazed side panels and roof panel ensuring light streams to this area,

Downstairs Cloakroom

Double glazed window to rear aspect, wood effect flooring, low level WC, vanity wash hand basin, radiator.

Stairs and Landing

Stairs to first floor, radiator, feature radiator, loft hatch, doors to :-

Bedroom One

14'9" x 12'5"

Double glazed window to rear aspect, radiator, built in wardrobe, door to :-

En Suite

Double glazed window to side aspect, enclosed double shower unit, low level WC, wash hand basin, heated towel rail, inset spot lights to compliment

Bedroom Two

10'5" x 7'3"

Double glazed window to rear aspect, radiator, built in wardrobes,

Bedroom Three

9'4" x 8'3"

Double glazed window to rear aspect, radiator with cover

Family Bathroom

Double glazed window to side aspect, low level WC, wash hand basin, panel bath with shower over, shower screen. Part tiled walls and inset spot lights to complement

Garden

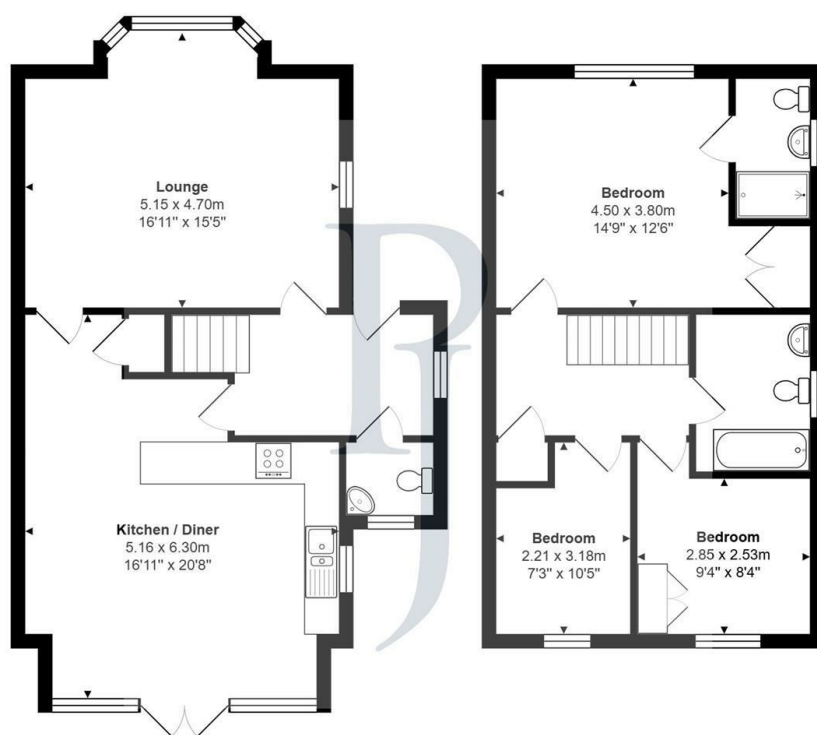
Rear garden is landscaped with mature shrubs and laid to patio. Access to garage is also available via driveway

Garage and Parking

To the front of the property there is parking for two cars, double gates leading to driveway and single garage with light and power connected.

Front Garden

Laid to shingle with mature shrubs.



Total Area: 105.7 m² ... 1138 ft²

Measurements are approximate for illustrative purposes only and may have been taken from the widest area
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Directions

Viewings

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

Council Tax Band

D

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