

**Pickford Walk, Colchester
CO4 3TJ
Guide Price £300,000 - £325,000
Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- **Three Bedroom Brilliantly Located Family Home**
- **Perfect for Families, Investors and Commuters**
- **Two Reception Rooms**
- **Kitchen/Breakfast Room**

- **Garden Room**
- **Just minutes walk to University Of Essex, Schools & Tesco Superstore**
- **Easy stroll to Hythe Station with easy links to London Liverpool Street**
- **Garage and Off Road Parking**
- **Super Home in Great Location**

Location, space and convenience! A perfect three bedroom family home overlooking Salary Brook Nature Reserve, offering excellent public transport links via rail and bus and just a few minutes walk to local schools and Tesco Superstore.

This home offers an ideal blend of convenience and space serving not only as a family home, but as an investment opportunity due to its close proximity of transport links and the University of Essex.

Guide Price £300,000-£325,000

This impressive property incorporates three well-proportioned bedrooms and family bathroom, two spacious reception rooms and at the heart of the home is the kitchen, which is not only practical but also serves as a social hub.

A garage and off road parking along with a private garden completes this home. The property's location, layout, and potential make it an attractive purchase with its blend of comfortable living spaces and excellent location.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

UPVC entrance door to hallway, under stairs storage cupboard. Stairs leading to first floor landing.

LOUNGE

18' 0" x 14' 5" (5.48m x 4.39m)

Window to front aspect, feature fireplace, radiator.

KITCHEN/BREAKFAST ROOM

12' 8" x 8' 5" (3.86m x 2.56m)

Range of base, drawer and eye level units with work surface inset sink and drainer unit. Space for cooker and appliances, breakfast bar. Door to rear garden, window to rear aspect.

GARDEN ROOM

10' 0" x 10' 0" (3.05m x 3.05m)

Patio doors leading to rear garden, window to rear aspect, radiator.

CLOAKROOM

Low level WC and wash hand basin, window to front aspect, radiator.



FIRST FLOOR LANDING

Window to side aspect, airing cupboard, doors to:

BEDROOM ONE

12' 10" x 10' 0" (3.91m x 3.05m)

Window to rear aspect, wash hand basin, radiator.

BEDROOM TWO

10' 0" x 10' 0" (3.05m x 3.05m)

Window to front aspect, radiator.

BEDROOM THREE

9' 10" x 7' 10" (2.99m x 2.39m)

Window to front aspect, wash hand basin, radiator.

FAMILY BATHROOM

9' 5" x 4' 8" (2.87m x 1.42m)

Panelled bath, low level WC and wash hand basin. Window to rear aspect.

EXTERIOR

FRONT

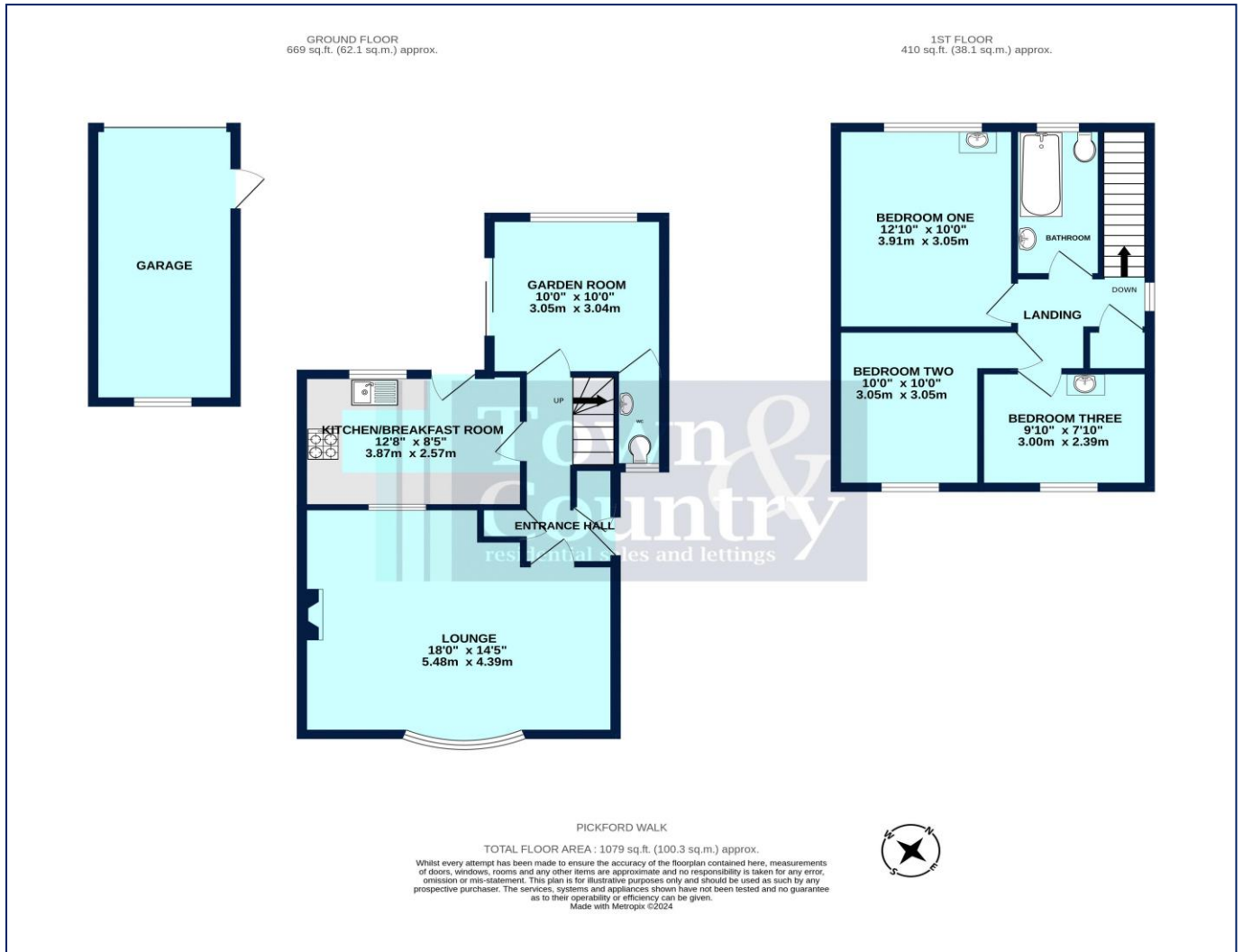
Lawned area with shrubs, pathway leading to entrance door.

REAR

Enclosed rear mature garden which is laid to lawn with an abundance of shrubs, plants and trees. Gated access to rear leading to two allocated parking spaces and garage.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's