

York Place, Colchester
CO1 2RF
Guide Price £285,000-£290,000
Freehold

Town & Country
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9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- IMMACULATE THREE BEDROOM HOME
- BRAND NEW BOSH APPLIANCED KITCHEN
- RECENTLY REFURBISHED BATHROOM
- OPEN PLAN LOUNGE/DINING ROOM
- LAWNED AND PATIO REAR GARDEN
- STYLISH STRIPPED WOODEN FLOORING
- BEAUTIFULLY DECORATED THROUGHOUT
- WALKING DISTANCE TO TOWN CENTRE & COLCHESTER TOWN TRAIN STATION
- INCREDIBLE PRICE FOR AN EXCEPTIONAL HOME

"IMMACULATE AND PRICED TO SELL FROM A MOTIVATED SELLER" is the Valuer's opinion of this superbly located three bedroom family home.

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Every detail has been considered and a viewing is vital to fully appreciate how the current owners have transformed this property. From the exceptionally designed BRAND NEW kitchen with integrated BOSH appliances to the NEWLY REFURBISHED crisp white bathroom, this property certainly over delivers on expectations of this type of home.

Of particular note is the open plan lounge/dining room which offers a great entertaining space with large windows to the front and rear allowing huge amounts of light to flood through.

Located on the convenient Riverside development which provides really easy access to Colchester City centre and Colchester Town Train Station being only a short walk away. North Station and The Hythe train stations are also close by.

A FABULOUS HOME, REALISTICLY PRICED AND READY TO MOVE INTO AND ENJOY



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

UPVC door, spacious hallway with reclaimed stripped flooring, stairs to first floor landing.

LOUNGE/DINER

26' 4" x 13' 8" (8.02m x 4.16m)

Double aspect windows to front and rear allowing light to flood through. Beautifully bright lounge/diner perfect for entertaining. Reclaimed wooden flooring complimenting the hallway, two radiators, door to:

KITCHEN

9' 6" x 9' 4" (2.89m x 2.84m)

Window to rear aspect. Sleek and stylish NEWLY FITTED kitchen with a superb range of base and wall units enhanced with BOSCH integrated appliances including dishwasher, 4-ring hob with under counter matching oven with extendable extractor fan over and larder fridge/freezer. Feature butler sink with single drainer and flexi spray swan tap, space for washing machine. Pantry cupboard, further large storage cupboard housing NEW electric meter, vinyl flooring, spotlights.

LANDING

Large storage cupboard, access to loft which is fully boarded with ladder and light.

PRINCIPAL BEDROOM

14' 0" x 9' 6" (4.26m x 2.89m)

Window to front aspect, carpet flooring, radiator.

BEDROOM TWO

11' 9" x 8' 9" (3.58m x 2.66m)

Window to rear aspect, radiator, carpet flooring.



BEDROOM THREE

9' 10" x 7' 0" (2.99m x 2.13m)

Window to front aspect, storage cupboard over stairs, carpet flooring, radiator.

FAMILY BATHROOM

High level windows allowing natural light to flood through. NEWLY REFURBISHED suite with vanity wash hand basin, low level WC and bath with electric shower over. Fully tiled walls and flooring, heated chrome towel rail, spotlights.

EXTERIOR

FRONT

Pathway leading to property edged with mature trees and shrubs. Pleasant outlook towards mature trees.

REAR

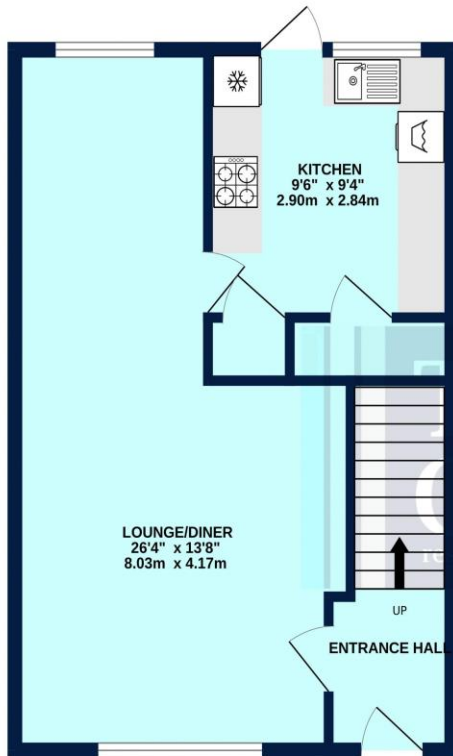
A well maintained garden with rear access which is mainly laid to lawn with patio area with privacy fencing, large wooden shed to remain and if required the Vendor will leave the motorbike shelter.



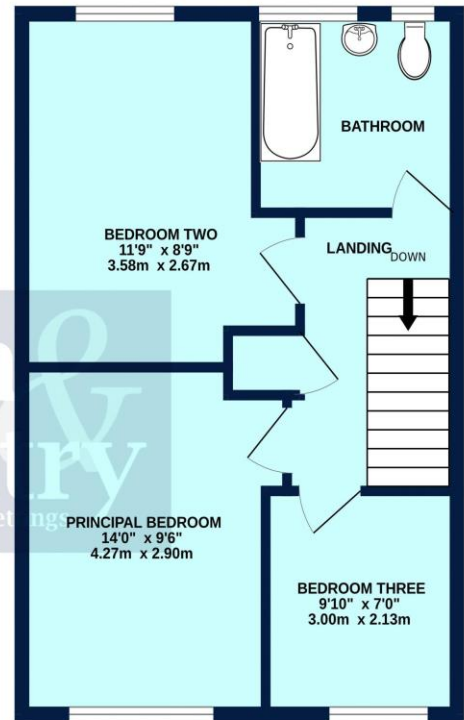


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



YORK PLACE

TOTAL FLOOR AREA: 923 sq.ft. (85.8 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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