

**Hilltop Rise, Weeley  
CO16 9JU  
Offers in Excess of £250,000 Freehold**

**Town & Country**  
residential sales and lettings





- WALKING DISTANCE TO TRAIN STATION
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINER
- FITTED KITCHEN
- FAMILY BATHROOM
- WELL MAINTAINED GARDEN
- OFF ROAD PARKING
- QUIET CUL-DE-SAC
- CLOSE TO LOCAL SCHOOL & AMENITIES
- GREAT ACCESS TO A120/A12

**\*\* WALKING DISTANCE TO TRAIN STATION \*\***

This well-presented three bedroom terraced house is perfectly situated in a quiet Cul-de-sac and conveniently located close to the train station with direct links to London Liverpool Street. Ideal for first time buyers or couples, this property offers a blend of comfort, practicality and convenience.

Downstairs the accommodation comprises of an inviting open-plan lounge leading into the dining room which overlooks the garden, providing an excellent space for day to day living as well as entertaining, the layout allows and abundance of natural light, creating a warm and welcoming environment. The fitted kitchen is ideally sized.

To the first floor you will find two well proportioned double bedrooms which offer ample room and the third bedroom, well-suited for use as a guest room, nursery, or dedicated home office, accommodating a range of lifestyle needs. Completing the first floor is the family bathroom which is equipped with a stylish rain shower, offering a touch of luxury to your daily routine.

Outside to the rear there is a well maintained garden, ideal for relaxation and to the front you will find off road parking for ease. Whether you are searching for your first home or looking to settle as a couple, this delightful terraced house combines comfortable living spaces with a superb location.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

uPVC partially glazed front door, laminate flooring, centre light, radiator, stairs to first floor, storage area.

#### **LOUNGE**

13' 7" x 12' 1" (4.14m x 3.68m)

Window to front aspect, laminate flooring, centre light, radiator, open plan to:

#### **DINING ROOM**

11' 5" x 10' 5" (3.48m x 3.17m)

French doors to garden, laminate flooring, centre light, radiator.

#### **KITCHEN**

8' 9" x 8' 4" (2.66m x 2.54m)

Door to garden, window to rear aspect, tiled flooring, centre light, wall and base units, integrated stainless steel sink/drainage, space for fridge/freezer, washing machine, dishwasher, cooker with extractor over.



## **FIRST FLOOR LANDING**

Carpet flooring, loft access hatch, boiler cupboard, airing cupboard.

## **BEDROOM ONE**

11' 11" x 10' 7" (3.63m x 3.22m)

Window to front aspect, centre light, carpet flooring, radiator.

## **BEDROOM TWO**

11' 6" x 10' 7" (3.50m x 3.22m)

Window to rear aspect, carpet flooring, centre light, radiator, built-in cupboard.

## **BEDROOM THREE**

8' 11" x 8' 10" (2.72m x 2.69m)

Window to front aspect, carpet flooring, centre light, radiator, built-in cupboard.

## **FAMILY BATHROOM**

6' 6" x 5' 9" (1.98m x 1.75m)

Obscured window to rear, tiled flooring, centre light, panelled bath with rainfall shower over, combination vanity unit, heated towel rail, fully tiled walls

## **EXTERIOR**

### **FRONT**

Paved off road parking, laid to lawn.

### **REAR**

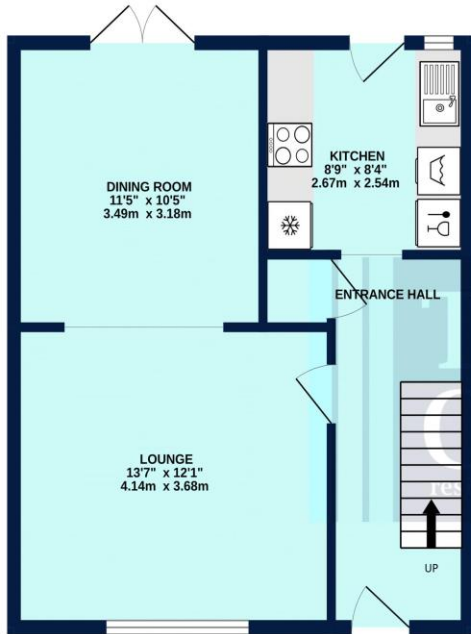
Patio, laid to lawn, brick built storage shed, mature trees and shrubs, access via rear alleyway.



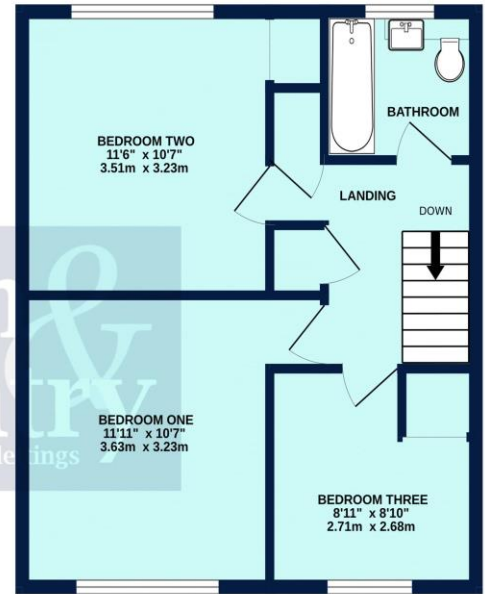




GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



#### HILLTOP RISE

TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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