



**Guide price £300,000**

**TENURE : FREEHOLD**

**Colchester, CO4**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

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HUGH DICKSON RD COLCHESTER ESSEX

THIS THREE BEDROOM FAMILY HOME FEATURES NEWLY FITTED KITCHEN AND BATHROOM AND IS SITUATED WITHIN WAKING DISTANCE OF COLCHESTERS NORTH STATION OFFERED FOR SALE ON A CHAIN FREE BASIS

ACCESS Is via an obscure double glazed entrance door onto

ENTRANCE HALL. Radiator, built in shelved linen cupboard.

LOUNGE 4.85 m x 2.97 m extending to 3.91 m double glazed window to the front aspect, radiator, range of built in drawers and cupboards, under stairs storage cupboard, 1 wall light point.

DINING ROOM 3.32 m x 2.64 m double glazed windows to rear and side aspects, polished wood style laminate flooring, radiator.

NEWLY FITTED KITCHEN Double glazed windows to rear and side aspects, a one and a half stainless steel sink unit over fitted base units with soft close doors extending to work surfacing above with tiled splash backs above and eye level units over. Concealed gas fired central heating boiler. Inset brand new oven and hob with extractor hood over.

UTILITY/SMALL CONSERVATORY Being double glazed, double power point, double glazed door to rear garden.

NEWLY FITTED BATHROOM obscure double-glazed window to rear a white suite comprising paneled bath with handheld shower over, wash hand basin with vanity unit beneath, low level W.C. heated towel rail.

#### FIRST FLOOR

BEDROOM ONE 4.84 x 3.08 Double glazed window to the front aspect, range of fitted wardrobes, drawers and cupboards. Radiator. Telephone point.

BEDROOM TWO 4.48 m x 2.36 m double glazed windows to rear and side aspects, radiator, bulkhead storage cupboards.

BEDROOM THREE 2.63 m x 2.38 m double glazed window to rear,

LANDING Access to loft space.

OUTSIDE there is an open plan front garden with steps leading to the pedestrian side access. The property enjoys an enclosed rear garden with wooden storage shed.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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