



Egret Crescent, Colchester, CO4 3TX

welcome to

Egret Crescent, Colchester

Offered with NO ONWARD CHAIN, this four bedroom detached family home is situated in the Longridge area of Colchester, offering excellent access to local shops, amenities, schools and bus routes to the city centre. The property also offers convenient access to the University of Essex.



This substantial detached house is situated on the east side of Colchester and offers an excellent opportunity for modernisation and improvement.

Ground floor accommodation comprises cloakroom, spacious dual aspect lounge, separate dining room and kitchen opening up into a conservatory. The first floor offers four bedrooms, two en suites and a further shower room.

Externally there is an enclosed rear garden, off road parking and garage.

Entrance Door To:

Entrance Hall

Storage cupboard, stairs to first floor, doors to:

Cloakroom

Low level w.c., wash hand basin, upvc double glazed window.

Lounge / Diner

21' 1" x 10' 9" max (6.43m x 3.28m max)

Upvc double glazed windows to front and rear, radiator.

Dining Room

10' 9" x 9' 8" (3.28m x 2.95m)

Upvc double glazed window to rear, radiator.

Kitchen Area

11' 7" max x 9' 8" max (3.53m max x 2.95m max)

Range of matching base and eye level units, roll top work surfaces, inset sink and drainer unit, double oven and hob with extractor over, tiled floor, boiler, space for appliances, opening to:

Conservatory

12' 9" x 11' 6" (3.89m x 3.51m)

Upvc double glazed windows and doors to garden, velux windows, tiled floor, radiator.

First Floor Accommodation

Landing

Loft access, doors to:

Bedroom One

11' 1" max into door recess x 8' 7" max (3.38m max into door recess x 2.62m max)

Upvc double glazed window, radiator, built-in wardrobe, door to:

En Suite

Shower cubicle, low level w.c., wash hand basin, heated ladder towel rail, double glazed window.

Bedroom Two

11' 10" x 9' 8" (3.61m x 2.95m)

Upvc double glazed window, radiator, door to:

En Suite

Shower cubicle, low level w.c., wash hand basin, heated towel rail.

Bedroom Three

11' 1" x 8' 4" (3.38m x 2.54m)

Upvc double glazed window, radiator.

Bedroom Four

9' 8" x 8' 7" (2.95m x 2.62m)

Upvc double glazed window, radiator.

Shower Room

Shower cubicle, low level w.c., wash hand basin, radiator.

Outside

There is a driveway providing off road parking and giving access to a Garage.

The rear garden is laid to lawn, patio and shingled sections, all enclosed by panel fencing.



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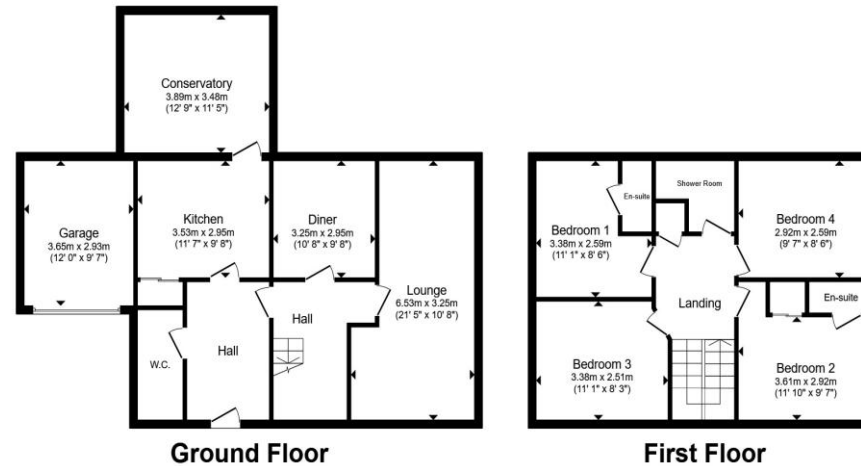


welcome to

Egret Crescent, Colchester

- NO ONWARD CHAIN
- Requiring Modernisation
- Two Receptions & Conservatory
- Four Bedrooms
- Cloakroom & Three Shower Rooms
- Enclosed Rear Garden
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: E



£325,000

Total floor area 143.0 m² (1,540 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
CCS121117 - 0002

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