



3 Le Cateau Road

Colchester, CO2 7NA

Guide Price £325,000 - £350,000

This charming and well-presented three-bedroom semi-detached house with two allocated parking spaces is situated on a popular development in the heart of Colchester. The property is close to Colchester Town Centre, offering an abundance of local amenities, making it a desirable location for families and professionals alike.



Property Features

- THREE BEDROOM
- EXCELLENT LOCATION
- PRIVATE REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- GROUND FLOOR CLOAKROOM
- CUL-DE-SAC
- SHORT DISTANCE TO STATION
- SHORT WALK TO ABBEY

Full Description

THE HOME

The accommodation comprises a modern kitchen, fitted with sleek white units and an integrated fridge/freezer, and a generous lounge/diner which provides plenty of natural light. The ground floor also benefits from a W.C.

The first floor of the property features a stylish and modern master bedroom, boasting built-in storage, allowing plenty of space, and ensuring comfort and convenience. The second bedroom also benefits from built-in wardrobe space, providing ample space for storage. Furthermore, the third bedroom is a single bedroom that offers versatility as a study or a guest room.

The family bathroom is tastefully decorated, contemporary in style, with a three-piece white suite, featuring a bath with a shower unit. Tiled throughout with wood flooring

Externally, the property boasts a beautiful and generously sized 40ft (in-depth) rear garden that offers plenty of space for outdoor entertainment, with lush green lawns and a patio area providing plenty of opportunity for al fresco dining. To the rear of the property, two off-road parking spaces are available, ensuring stress-free parking.

MEASUREMENTS

Entrance Hall - 3.84 x 1.98 (12'7" x 6'5") -

W.C - 2.34 x 1.07 (7'8" x 3'6") -

Lounge - 5.38 x 3.89 (17'7" x 12'9") -

Kitchen - 3.28 x 2.64 (10'9" x 8'7") -

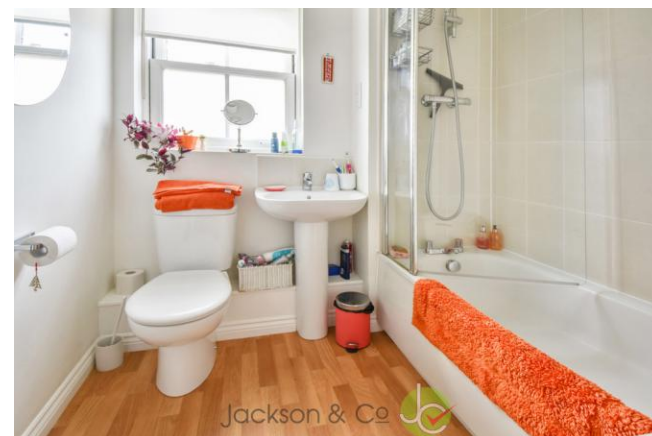
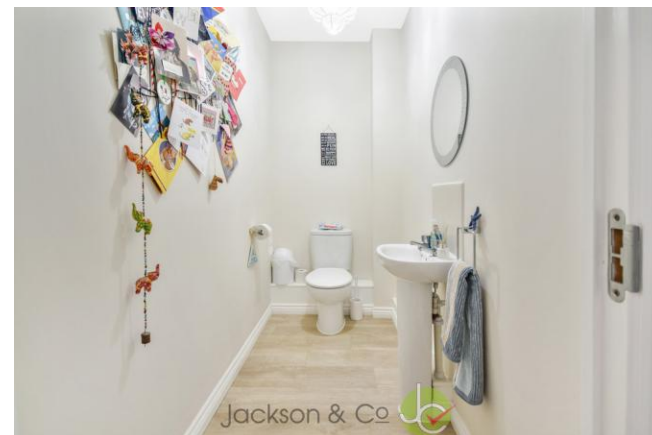
Master Bedroom - 3.84 x 2.82 (12'7" x 9'3") -

Second Bedroom - 3.35 x 3.12 (10'11" x 10'2") -

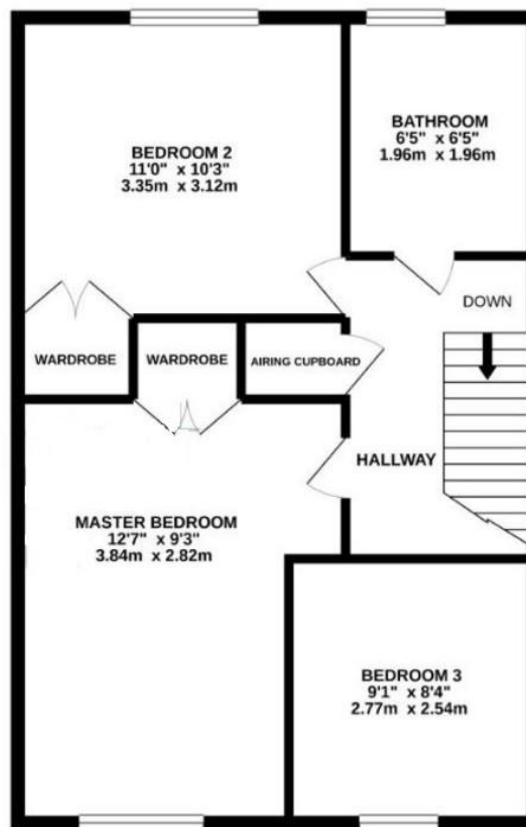
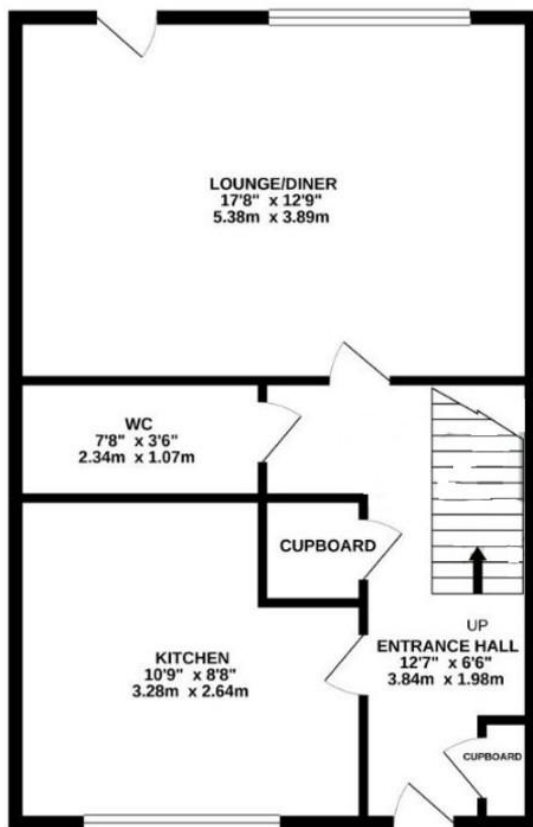
Third Bedroom - 2.77 x 2.54 (9'1" x 8'3") -

Bathroom - 1.96 x 1.96 (6'5" x 6'5") -

Rear Garden -







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

60 Caelum Drive
Colchester
Essex
CO2 8FP

www.jackson-ps.co.uk
sales@jackson-ps.co.uk
01206 863900

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements