



Alderton Road, Colchester, CO4 0BX

welcome to

Alderton Road, Colchester

This fantastic *END-TERRACE FAMILY HOUSE* is well-presented throughout making the *PERFECT HOME FOR GROWING FAMILIES*. Situated in a *POPULAR LOCATION* the property is convenient for *LOCAL SCHOOLS*, various shops, *BUS ROUTES* and the A12/A120. An early viewing is highly recommended.



Entrance

The property is entered via the front door with obscure double glazed insets leading to:

Hallway

Radiator, stairs to the first floor and a door leading to:

Living Room

Double glazed window to the front aspect, chimney breast, gas fireplace feature, radiator and a door leading to:

Kitchen / Dining Room

Part double glazed door opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, wall-mounted boiler, built-in walk-in understairs cupboard (with obscure double glazed window to the side aspect), radiator and laminate flooring.

First Floor Landing

Double glazed window to the side aspect, access to the loft (with loft ladder), built-in cupboard and doors leading to;

Bedroom One

Double glazed window to the rear aspect and a radiator.

Bedroom Two

Double glazed window to the front aspect and a radiator.

Bedroom Three

Double glazed window to the front aspect and a radiator.

Family Bathroom

Obscure double glazed window to the rear aspect, Jacuzzi bath with mixer tap, vanity wash hand basin with mixer tap and cupboard under, low flush WC, radiator, inset spotlights and part tiled walls.

Rear Garden

The generous rear garden is mainly laid to lawn with a decked patio area, a wooden shed and further access via the front gate and side path (with additional gated access for adjacent neighbouring properties).

Parking

The shingled driveway can be found to the front of the property providing off road parking.



view this property online williamhbrown.co.uk/Property/CSJ109845



welcome to

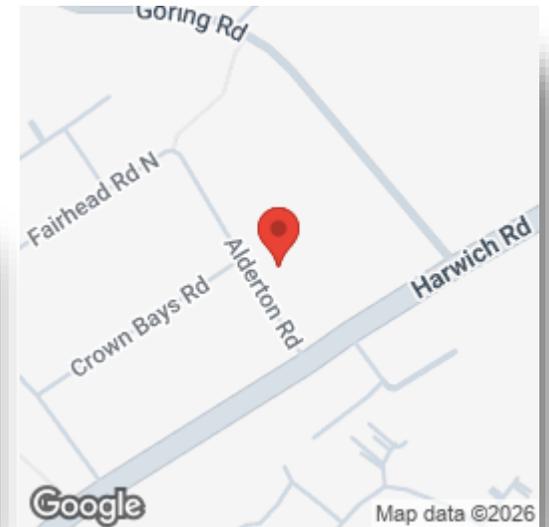
Alderton Road, Colchester

- Three Bedrooms
- End-Terrace Family House
- Kitchen/Dining Room
- Generous Rear Garden
- Driveway for Off Road Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£260,000-£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ109845



Property Ref:
CSJ109845 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk