



**Mary Warner Road, Ardleigh, Colchester, CO7 7RP**



**welcome to**

**Mary Warner Road, Ardleigh, Colchester**

This charming SEMI-DETACHED HOUSE offers to the potential to make the PERFECT FAMILY HOME. Situated in the POPULAR VILLAGE OF ARDLEIGH the property is convenient for various amenities including; St Mary's Primary School, LOCAL SHOPS, restaurants, bus services and easy access to the A12/A120.



### **Entrance**

The property is entered via the part double glazed front door leading to:

### **Hallway**

Double glazed window to the front aspect, radiator, stairs rising to the first floor and doors leading to;

### **Lounge**

11' 6" x 12' 6" ( 3.51m x 3.81m )

Double glazed window to the front aspect, chimney breast and a radiator.

### **Kitchen**

8' x 12' 2" ( 2.44m x 3.71m )

Part double glazed side door opening onto the side courtyard, double glazed window to the side aspect, sink and drainer, floor mounted cupboards and drawers, electric cooker point, plumbing for a washing machine, pantry cupboard (with a double glazed window to the side aspect), radiator and a door leading to:

### **Dining Room**

10' 8" x 12' ( 3.25m x 3.66m )

Double glazed window to the rear aspect, chimney breast, gas fire, built-in cupboard and a radiator.

### **First Floor Landing**

Double glazed window to the side aspect, access to the loft, built-in airing cupboard (housing the water tank), radiator and doors leading to;

### **Bedroom One**

11' 6" x 12' 6" ( 3.51m x 3.81m )

Double-glazed window to the front aspect, built-in wardrobes and a radiator.

### **Bedroom Two**

9' 10" x 12' 8" ( 3.00m x 3.86m )

Double glazed window to the rear aspect, built-in wardrobes and a radiator.

### **Bedroom Three**

8' 2" x 8' 6" ( 2.49m x 2.59m )

Double glazed window to the front aspect, built-in cupboard and a radiator.

### **Bathroom**

Double glazed window to the rear aspect, enclosed panel bath, pedestal wash hand basin, low level WC, radiator and part tiled walls.

### **Side Courtyard**

Built-in storage shed, external WC and access to the rear garden

### **Rear Garden**

The rear garden is mainly laid to lawn with a side path and further access via the front gate.

### **Garage**

Up and over door to the front.

### **Parking**

There is a driveway directly in front of the garage providing off road parking.



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welcome to

## Mary Warner Road, Ardleigh Colchester

- Three Bedrooms
- Semi-Detached House
- Lounge and Separate Dining Room
- Attractive Rear Garden
- Garage and Driveway

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

# £300,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ106473 - 0003

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