



Rayner Road, COLCHESTER, CO2 9AA

welcome to

Rayner Road, COLCHESTER

Offered with NO ONWARD CHAIN, this substantial end of terrace house is situated on a corner plot in the Shrub End area of Colchester, offering good access to local shops, amenities and schools. The property offers flexible and spacious accommodation throughout and an early viewing is advised.



Benefiting from having no ongoing chain, this end of terrace house offers plenty of scope for enhancement and improvement. The property could be perfect for the growing family or people needing a degree of independent living/annex accommodation.

One side of the ground floor accommodation comprises sitting room, kitchen and cloakroom. Additionally there is a bedroom, modern four piece bathroom, living room with French doors onto the garden and further kitchen/utility room which could be used as annex accommodation, or could be utilised as additional accommodation for the family.

The first floor offers three bedrooms and a family bathroom.

Externally there is off road parking for several cars, as well as large enclosed rear garden.

Entrance Door To:

Entrance Hall

With stairs to first floor, doors to:

Sitting Room

Double glazed windows to front and side, laminate wood flooring, feature fireplace, radiator.

Kitchen

Base units, work surface, inset sink and drainer unit, space for appliances, breakfast bar, built-in cupboard, radiator, upvc double glazed window to rear, door to:

Rear Lobby

With external door to side, door to:

Cloakroom

Low level w.c., tiled walls and floor, double glazed window to side.

Annex Accommodation

(Annex) Bedroom

Double glazed window to front, laminate wood flooring, built-in wardrobes with sliding doors.

(annex) Wet Room

Panel enclosed bath, shower unit, pedestal wash hand basin, low level w.c., heated towel rail, tiled floor.

(Annex) Living Room

Double glazed French doors to garden and small window to side, wooden flooring, under floor heating, door to:

(Annex) Kitchen

Range of modern base and eye level units, work surfaces, inset sink unit, space for appliances, tiled walls and flooring, double glazed window to rear.

First Floor Accommodation

Landing

With double glazed window to side and doors to:

Bedroom One

Double glazed window to front, radiator, carpet.

Bedroom Two

Double glazed window to rear, carpet, radiator.

Bedroom Three

Double glazed window to front, radiator, carpet.

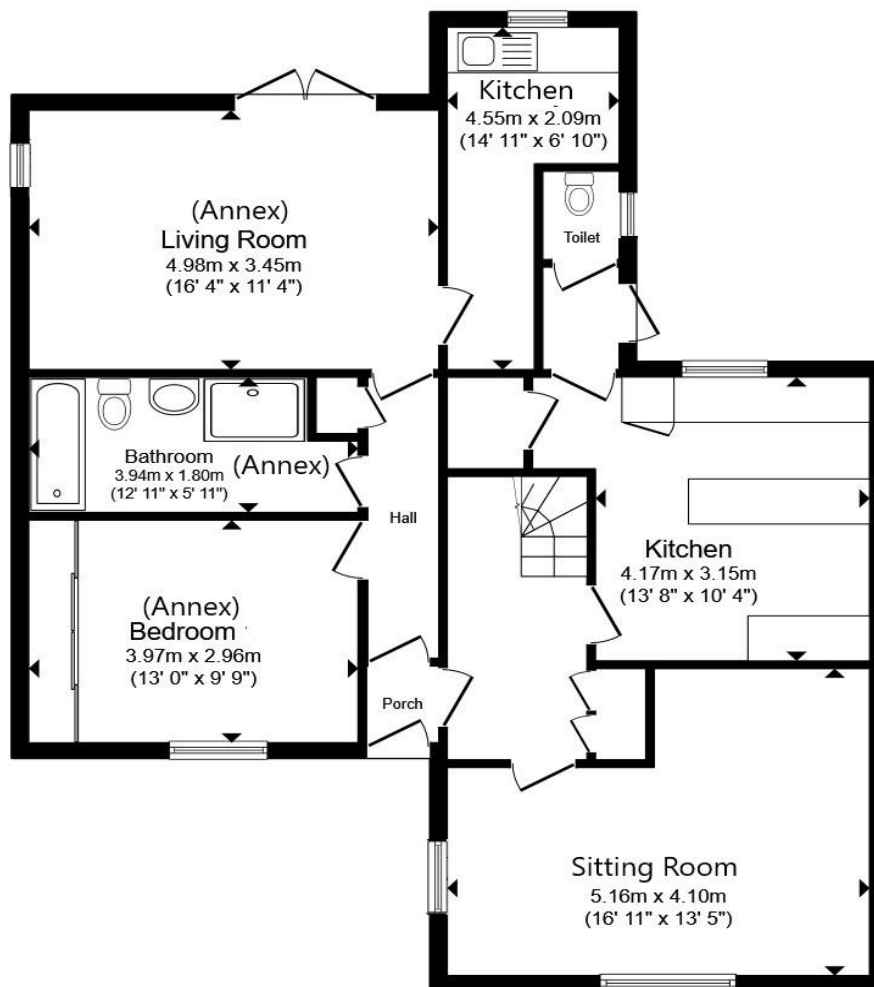
Family Bathroom

Panel enclosed bath, shower cubicle, low level w.c., wash hand basin, radiator, tiled floor and walls, frosted double glazed window to rear.

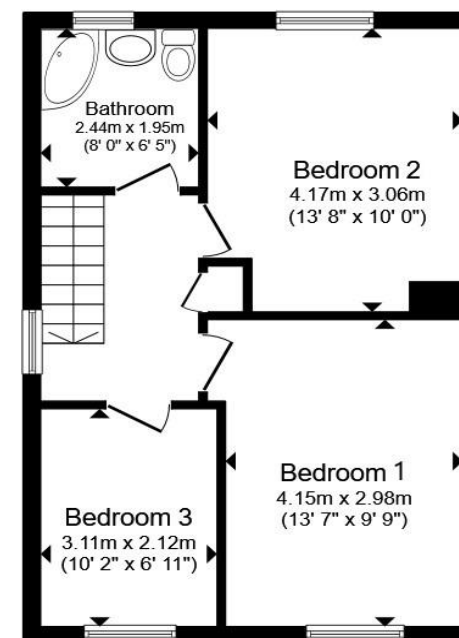
Outside

There is a large shingled driveway providing off road parking for several cars.

The large rear garden is mainly laid to lawn, all enclosed by panel fencing. Rear access gates to further parking area at the rear of the garden.



Ground Floor



First Floor

Total floor area 134.1 m² (1,443 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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welcome to

Rayner Road, COLCHESTER

- End Of Terrace House
- Annex Accommodation
- Two Reception Rooms
- Four Bedrooms
- Two Kitchens
- Two Bathrooms
- Off Road Parking & Large Rear Garden
- NO ONWARD CHAIN

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

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121142 - 0003

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