



Mercers Way, Colchester, CO1 1RY

welcome to

Mercers Way, Colchester

This semi detached family home is situated within walking distance of the city centre and North Station with direct links to London Liverpool Street. The property also offers excellent access to the A12.



Early viewing is advised of this semi detached house which benefits from character features such as original fireplaces and being ideally situated for access to amenities and transport links.

Ground floor accommodation comprises entrance hall, lounge, kitchen/diner and cloakroom. The first floor offers three bedrooms and a family bathroom.

Externally there is an enclosed rear garden and the added benefit of driveway parking.

Entrance Door To:

Entrance Hall

Wood flooring, radiator, upvc double glazed window to side, stairs to first floor.

Lounge

11' 6" max x 10' (3.51m max x 3.05m)

Upvc double glazed window to front, radiator, wood flooring, feature fireplace (gas).

Kitchen / Diner

18' 4" max x 11' 11" max (5.59m max x 3.63m max)

Tiled floor to kitchen area and wooden flooring to dining area, radiator, upvc double glazed window to rear, feature fireplace, range of matching base and eye level units, roll top work surfaces, inset sink and drainer unit, space for appliances, integrated oven and hob with extractor hood over, leading to:

Utility Area

With external door to side and door to:

Cloakroom

Low level w.c., wash hand basin, tiled floor, radiator, upvc double glazed window to rear.

First Floor Accommodation

Landing

Wood flooring, loft access, doors to:

Bedroom One

11' 11" max x 10' 8" max (3.63m max x 3.25m max)

Upvc double glazed window to rear, feature fireplace, radiator, carpet.

Bedroom Two

10' 2" max x 9' 8" max (3.10m max x 2.95m max)

Upvc double glazed window to front, radiator, carpet, feature fireplace, built-in cupboard.

Bedroom Three

8' 8" x 7' 6" (2.64m x 2.29m)

Upvc double glazed window to rear, wood flooring, radiator.

Bathroom

Four piece suite comprising bath with central mixer tap and tiled splashback, low level w.c., wash hand basin and shower cubicle, heated towel rail, tiled floor, upvc double glazed window to front.

Outside

There is a driveway providing off road parking.

The rear garden is laid to lawn, all enclosed by panel fencing.



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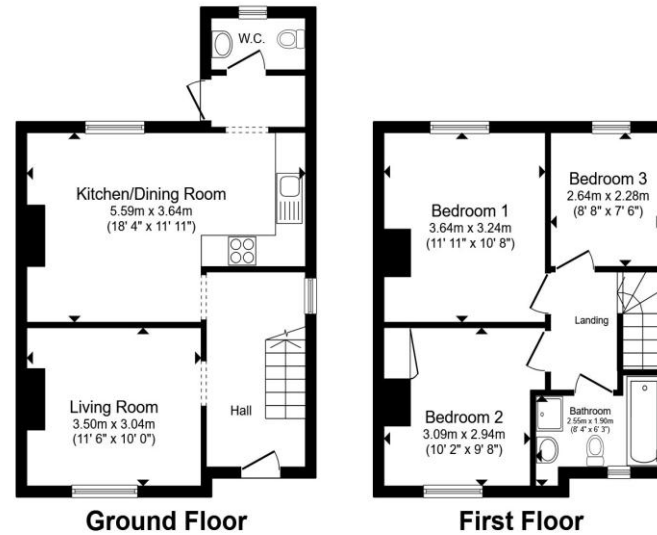
welcome to

Mercers Way, Colchester

- Semi Detached Family Home
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three Bedrooms
- First Floor Family Bathroom
- Driveway Parking & Enclosed Garden
- Close To City Centre & North Station

Tenure: Freehold EPC Rating: C

Council Tax Band: C



£325,000

Total floor area 78.5 m² (844 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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postcode not the actual property

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Property Ref:
CCS121202 - 0003

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