



**Suffolk Close, COLCHESTER, CO4 0AY**



**welcome to**

**Suffolk Close, COLCHESTER**

This fantastic GROUND FLOOR MAISONNETTE is WELL-PRESENTED THROUGHOUT offering WELL-PROPORTIONED ACCOMMODATION making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a SOUGHT-AFTER LOCATION the property is ideal for VARIOUS SHOPS, local schools, BUS SERVICES and the A12/A120.



### **Entrance**

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

### **Hallway**

Built-in under-stairs cupboard (housing the gas and electric meters), radiator, laminate flooring and doors leading to;

### **Bedroom One**

Double glazed window to the front aspect, radiator and laminate flooring.

### **Bedroom Two**

Double glazed window to the front aspect, fitted wardrobes with sliding doors, radiator and laminate flooring.

### **Living Room**

Double glazed window to the rear aspect, chimney breast, radiator and laminate flooring.

### **Kitchen**

Part obscure double glazed side door opening onto the side garden, double glazed window to the rear aspect, single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher and the wall-mounted Ideal boiler.

### **Bathroom**

Obscure double glazed window to the side aspect, enclosed panel bath with adjustable shower head/mixer-tap and waterfall shower head over, wash hand basin with mixer-tap, heated towel rail and part aqua-boarded walls.

### **Separate Wc**

Obscure double glazed window to the side aspect and a low level WC.

### **Side Garden**

The side garden is mainly laid to lawn with a paved patio and further access via the side gate.

### **Garage**

There is a garage en-bloc with up and over door to the front.



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## Suffolk Close, COLCHESTER

- Two Double Bedrooms
- Ground Floor Maisonette
- Well-Appointed Kitchen
- Bathroom and Separate WC
- Attractive Side Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109950 - 0004

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