





Pebmarsh Close, Colchester, CO2 0BE

william h brown

welcome to

Pebmarsh Close, Colchester

This semi detached family home is situated on the south side of Colchester, offering excellent access to local shops, amenities and schools. The property is also located around 3 miles from Colchester's city centre with its range of shops, restaurants, cafes, the Castle Park and train station.

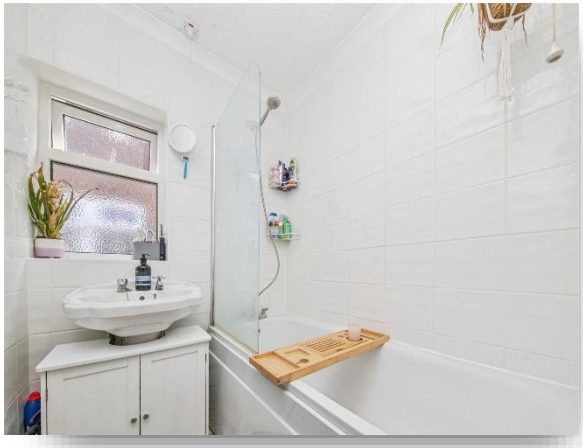












Early viewing is advised of this spacious family home offering well presented and spacious living accommodation. Key features include two reception rooms, three good size bedrooms, front & rear gardens, as well as off street parking.

Entrance Door To:

Entrance Hall
With stairs to first floor, doors to:

Lounge
12' 7" max x 12' 6" max (3.84m max x 3.81m max)
Upvc double glazed windows and French doors to rear garden, laminate wood flooring, wood panelling to one wall, radiator.

Dining Room
10' 2" max x 9' 10" max (3.10m max x 3.00m max)
Upvc double glazed window to front, radiator, laminate wood flooring, wood panelling to one wall, leading to:

Kitchen
10' 1" max x 8' 6" max (3.07m max x 2.59m max)
Range of white matching base and eye level units, work surfaces, inset sink and drainer unit, tiled splashback, space for cooker with extractor over, spaces for washing machine and fridge/freezer, laminate wood flooring, upvc double glazed window and door to rear.

First Floor Accommodation

Landing
Airing cupboard, doors to:

Master Bedroom
Irregular Shaped Room 11' 5" to front of wardrobe x 10' 3" + door recess (3.48m to front of wardrobe x 3.12m)
Upvc double glazed window to rear, radiator, carpet, built-in wardrobe.

Bedroom Two
Irregular Shaped Room 11' 2" max x 9' 9" + door recess (3.40m max x 2.97m)
Upvc double glazed window to rear, radiator, carpet, built-in wardrobe.

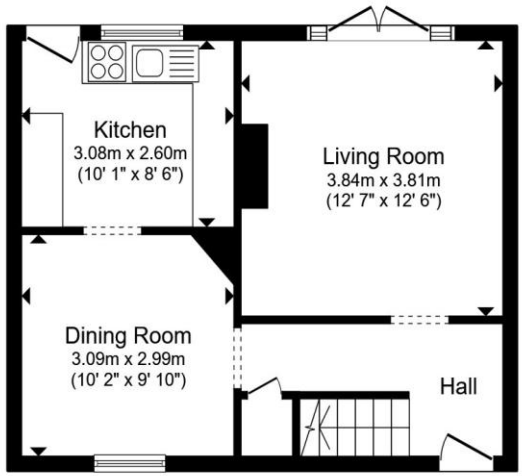
Bedroom Three
8' 6" x 8' 3" (2.59m x 2.51m)
Upvc double glazed window to front, radiator, carpet.

Bathroom
White suite comprising panel enclosed bath with shower over and screen and wash hand basin, tiled walls, radiator, upvc opaque double glazed window to side.

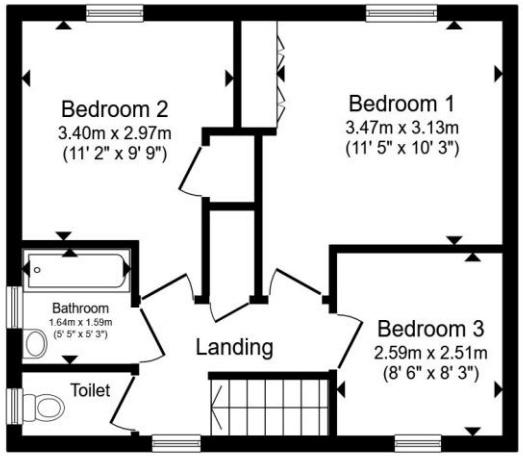
Separate W.C.
Low level w.c., upvc double glazed opaque window to rear.

Outside
There is hard standing to the front providing off street parking and a lawned garden. Pathway to side leading to brick built storage.

The rear garden commences with paved patio, the remainder being laid to lawn, all enclosed by panel fencing.



Ground Floor



First Floor

Total floor area 81.1 m² (873 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

Pebmarsh Close, Colchester

- Semi Detached Family Home
- Two Reception Rooms
- Three Bedrooms
- Bathroom with Separate W.C.
- Front & Rear Gardens
- Off Road Parking
- Viewing Advised

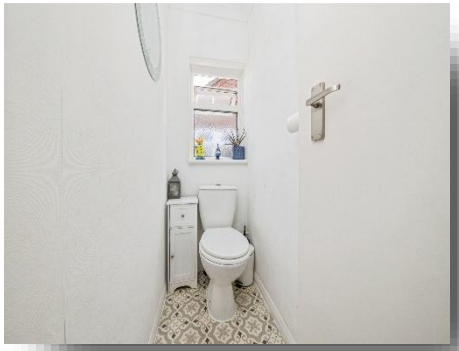
Tenure: Freehold EPC Rating: C
Council Tax Band: B

directions to this property:

Refer to map

Guide Price

£280,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CCS121781 - 0005

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