



Southland Close, Colchester, CO4 0QH



welcome to

Southland Close, Colchester

£315,000-£325,000. Occupying a **GENEROUS CORNER PLOT** this excellent **SEMI-DETACHED HOUSE** offers the **POTENTIAL TO EXTEND** making the **PERFECT HOME FOR FAMILIES**. Situated in a **SOUGHT-AFTER CUL-DE-SAC** on the popular **ST JOHNS ESTATE** the property is ideal for **LOCAL SCHOOLS**, various shops and the **A12/A120**.



Entrance

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

Hallway

Radiator, laminate flooring, stairs rising to the first floor and doors leading to;

Living Room

13' 8" x 12' 6" max (4.17m x 3.81m max)

Double glazed window to the front aspect, chimney breast, electric heater, parquet flooring and a door leading to:

Dining Room

9' 10" x 9' 4" (3.00m x 2.84m)

Double glazed French doors opening onto the rear garden and a radiator.

Kitchen

10' x 9' 10" (3.05m x 3.00m)

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

First Floor Landing

Double glazed window to the side aspect, access to the loft and doors leading to;

Bedroom One

12' 10" x 11' 8" max (3.91m x 3.56m max)

Double glazed window to the front aspect, chimney breast, radiator and exposed wooden flooring.

Bedroom Two

11' 8" x 9' max (3.56m x 2.74m max)

Double glazed window to the rear aspect, built-in cupboard (housing the Baxi boiler) and a radiator.

Bedroom Three

9' 10" x 8' 2" max (3.00m x 2.49m max)

Double glazed window to the front aspect and a radiator.

Bathroom

Double glazed window to the rear aspect, enclosed panel bath with mixer tap and adjustable shower head, wash hand basin with mixer tap, radiator, inset spotlights, part tiled walls and tiled flooring.

Separate Wc

Obscure double glazed window to the rear aspect, low level WC and tiled flooring.

Rear Garden

The rear garden is partly laid to lawn with a summerhouse to the rear, external tap and further access to the side via the front gate and side path.

Front Garden

The front garden area is mainly laid to lawn with a pathway leading to the front door.

Side Garden

The side garden area is mainly laid to lawn.

Garage

18' 10" x 8' (5.74m x 2.44m)

Up and over door to the front, door to the side with power and lighting connected.



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Southland Close, Colchester

- Three Bedrooms
- Semi-Detached Family House
- Potential to Extend to the Side
- Substantial Corner Plot
- Lounge and Dining Room

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

guide price

£315,000-£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ107213 - 0004

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