



Templewood Road, COLCHESTER, CO4 3EZ



welcome to

Templewood Road, COLCHESTER

This charming SEMI-DETACHED HOUSE is WELL-MAINTAINED THROUGHOUT offering the POTENTIAL TO MAKE THE PERFECT FAMILY HOME. Situated in a SOUGHT-AFTER RESIDENTIAL LOCATION the property is ideal for LOCAL SCHOOLS, bus services, VARIOUS SHOPS and the A12/A120. An early viewing is highly recommended. No onward chain.



Entrance

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

Entrance Hall

Built-in understairs cupboard, built-in cupboard, laminate flooring, stairs rising to the first floor and doors leading to;

Lounge / Dining Room

Multi-paned door leading to the conservatory, double glazed window to the front aspect, window to the rear aspect, chimney breast, electric fireplace feature, two radiators and laminate flooring.

Kitchen

Double glazed window to the side aspect, single sink and drainer with mixer-tap inset to the worktop, mosaic style tiled splashbacks, range of wall and floor mounted cupboards and drawers, gas cooker point, plumbing for a washing machine, radiator, tiled flooring and a door leading to:

Conservatory

Part double glazed side door opening onto the rear garden, double glazed windows to the rear and both sides and laminate flooring.

First Floor Landing

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

Bedroom One

Double glazed window to the front aspect, built-in wardrobe and a radiator.

Bedroom Two

Double glazed window to the rear aspect, built-in wardrobe with folding doors, built-in airing cupboard (housing the water tank with shelving) and a radiator.

Bedroom Three

Double glazed window to the side aspect, wall-mounted Worcester boiler and a radiator.

Shower Room

Obscure double glazed windows to the rear and side aspects, walk-in double shower cubicle with adjustable shower head/mixer-tap and waterfall shower head over, wash hand basin with mixer-tap, low level WC and a heated towel rail.

Rear Garden

The privately enclosed rear garden is mainly laid to lawn with a paved patio, wooden shed to the side, EV charging point, external tap and further access via the front gate.

Workshop

Double glazed door to the side, double glazed windows to the front and side with power and lighting connected.

Parking

The driveway can be found to the rear of the property with access via the double gates to the side.



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welcome to

Templewood Road, COLCHESTER

- Three Bedrooms
- Semi-Detached Family House
- Lounge/Dining Room
- Conservatory
- Modern Shower Room

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

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109995 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk