



## Maraschino Crescent, Colchester, CO2 0DN

£255,000

THREE BEDROOM END TERRACE HOUSE WITH GARAGE IN NEED OF UPDATING, which is reflected in the price. Situated in a quiet cul-de-sac this is a comfortable family home but it is in need of bringing up to date. The accommodation comprises, on the ground floor, of an entrance porch, sitting room, kitchen / dining room with built-in oven and hob with extractor hood over and a lean to at the rear. On the first floor are two double bedrooms, a small single bedroom and a bathroom with a shower over the bath. To the rear is a fully enclosed garden of around 30 foot and then there is a garage and driveway located just a few meters away. The property is offered with NO ONWARD CHAIN



### Entrance Porch

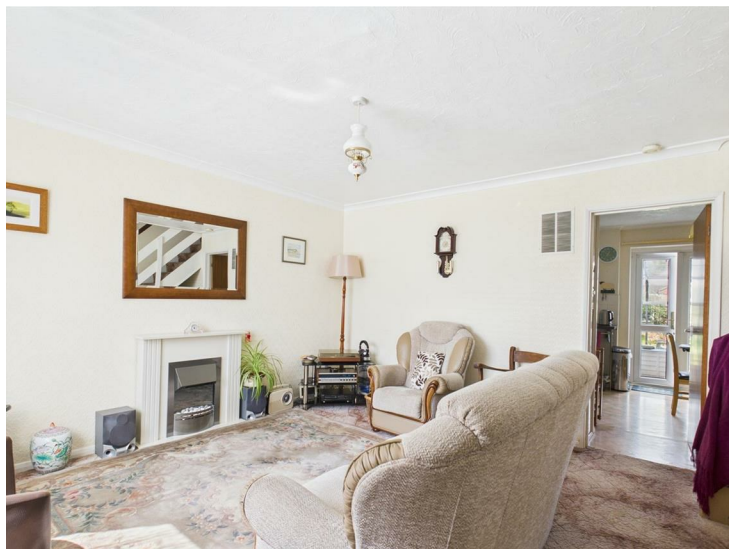
4'11" x 3'8" (1.50 x 1.13)



UPVC double glazed entrance door, glazed door to sitting room

### Sitting Room

14'9" x 12'10" (4.52 x 3.92)



UPVC double glazed window to the front, warm air vents

### Kitchen / Dining Room

14'10" x 10'4" (4.54 x 3.17)



UPVC double glazed window to the rear, range of floor and wall mounted and roll top work surfaces with inset stainless steel one and a half bowl sink unit with mixer tap over. Built in electric oven, grill and ceramic hob with extractor hood over, cupboard housing gas warm air boiler, built-in pantry, UPVC double glazed door to lean-to

### Lean to

14'27'1" x 6'3" (4.35 x 1.93)



External quality power socket, outside tap



## Landing



Built-in airing cupboard housing hot water cylinder with electric immersion heater connected to an economy 7 supply with slatted shelving over, access to the loft space

## Bedroom One

11'7" x 8'8" (3.54 x 2.66)



UPVC Double glazed window to the front, warm air vent

## Bedroom Two

11'8" x 7'11" (3.58 x 2.42)



UPVC Double glazed window to the rear, warm air vent

## Bedroom Three

6'8" x 5'11" (2.05 x 1.81)

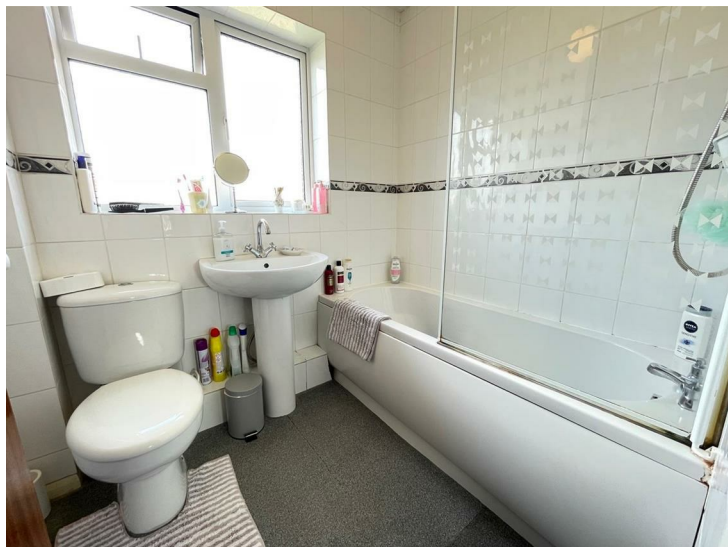


UPVC Double glazed window to the front, warm air vent, built-in cupboard



### Bathroom

6'8" x 5'5" (2.04 x 1.67)



UPVC Double glazed window to the rear, white bathroom suite comprising of panel bath with Triton electric shower over, pedestal wash basin, low level WC

### Garage

17'7" x 7'10" (5.38 x 2.41)



The garage is situated two houses away and has a up and over door and a concrete driveway in front.

### Rear Garden

30 (9.14m)



Fully enclosed garden mostly laid to lawn with a small timber shed.

### MATERIAL INFORMATION

Colchester City Council  
Council Tax Band B  
Freehold  
No onward Chain sale

Standard brick faced construction with tiled roof.

Mains electricity, gas, water and drainage / sewerage are all connected.

Broadband speeds: 42 - 1000 Mbps

We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check:

<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

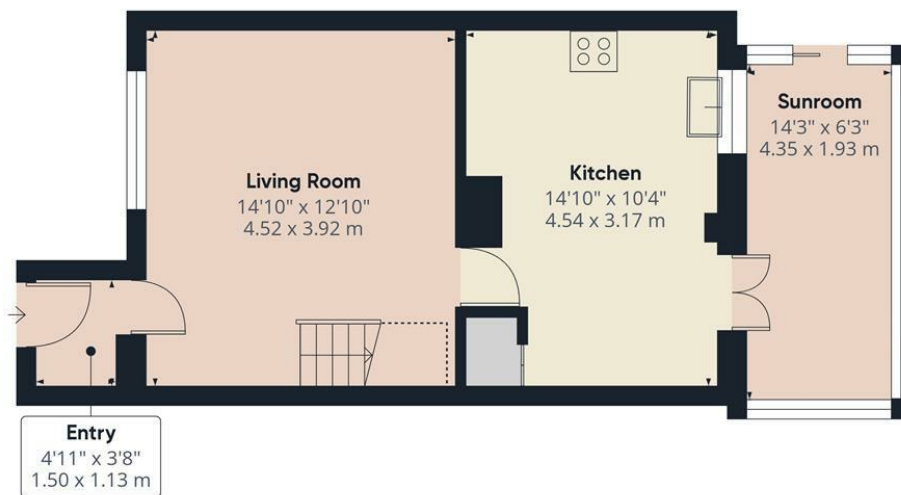
We believe normal mobile phone coverage is available but please check with your supplier.

### ANTI MONEY LAUNDERING

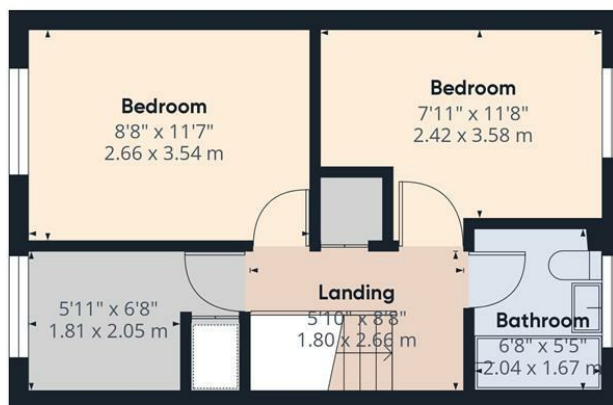
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to Lifetime Legal, in advance of us issuing a memorandum of sale and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks. This fee is non-refundable under any circumstances.

### DISCLAIMER

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



Ground Floor



Floor 1

**Approximate total area<sup>®</sup>**

768 ft<sup>2</sup>  
71.35 m<sup>2</sup>

**Reduced headroom**

13.78 ft<sup>2</sup>  
1.28 m<sup>2</sup>

(1) Excluding balconies and terraces

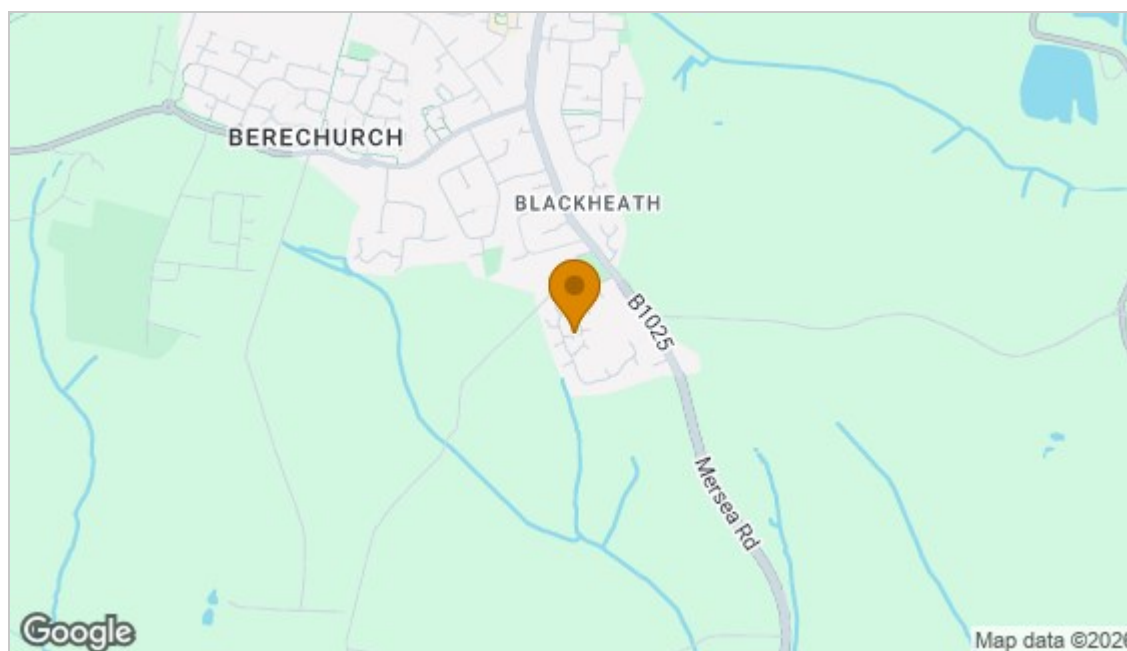
**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>63</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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