



Brinkley Crescent, Parsons Heath Colchester CO4 3ED

welcome to

Brinkley Crescent, Parsons Heath Colchester

This exceptional SEMI-DETACHED BUNGALOW is BEAUTIFULLY PRESENTED THROUGHOUT offering GENEROUS ACCOMMODATION situated in a SOUGHT-AFTER RESIDENTIAL AREA being ideal for LOCAL SHOPS, various amenities, bus routes and the A12/A120. Viewing is highly recommended.



Entrance

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

Hallway

Access to the loft, built-in cupboard (housing the boiler), radiator and doors leading to;

Living Room

Double glazed window (with shutters) to the front aspect, chimney breast, electric fireplace feature and a radiator.

Bedroom One

Multi-paned French doors opening onto the garden lounge, radiator and a door leading to:

En-Suite Wc

Low level WC and a pedestal wash hand basin with mixer-tap.

Bedroom Two

Double glazed window (with shutters) to the front aspect and a radiator.

Shower Room

Obscure double glazed window to the side aspect, walk-in shower cubicle with waterfall shower head, pedestal wash hand basin, low level WC, radiator, extractor fan, inset spotlights and part aqua-boarded walls.

Kitchen

Double glazed window to the side aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the work top, wall and floor mounted matching cupboards and drawers, built-in electric double oven with four-ring induction hob and cooker hood over, plumbing for a washing machine and dishwasher, radiator, laminate flooring and open access to:

Garden Lounge / Dining Room

Double glazed vaulted roof, twin double glazed French doors opening onto the rear garden, double glazed door to the side, double glazed windows to

the rear and side aspects, three radiators and laminate flooring.

Rear Garden

The rear garden is mainly laid with artificial turf, block-paved patio area, further raised patio with gazebo to the rear, two wooden sheds and external tap to the side.

Parking

The block-paved driveway can be found to the front and side of the property with double gates providing off road parking for a number of vehicles.



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Brinkley Crescent, Parsons Heath Colchester

- Two Double Bedrooms
- Semi-Detached Bungalow
- Stunning Garden Lounge/Dining Room
- Master Bedroom with En-Suite WC
- Modern Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:

CSJ110255 - 0002

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.

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