



Hussar Close, Colchester, CO2 7FT

welcome to

Hussar Close, Colchester

Offered with NO ONWARD CHAIN, this lovely coach house is situated on the south side of Colchester, within 1 mile of the city centre and tran station. The property was built by Bovis in 2012 and has only had one owner. The property could be an ideal first time purchase or investment opportunity.



Early viewing is advised of this beautifully presented coach house which has been re-decorated with new carpets throughout. Accommodation comprises entrance lobby, lounge/diner, kitchen, two good size double bedrooms and bathroom. Externally there is a Car Port, driveway for additional parking and a storage/utility room.

Entrance Door To:

Entrance Lobby

With stairs to first floor, radiator.

Lounge / Diner

Carpet, two double glazed windows, airing cupboard housing boiler, radiator, open to:

Kitchen

Modern range of base and eye level units, work surfaces, inset sink unit, electric oven and gas hob, fridge/freezer, velux window with remote control and rain sensor, tiled floor, ceiling spotlights.

Bedroom One

Two double glazed windows, radiator, carpet, fitted wardrobe.

Bedroom Two

Velux window with remote control and rain sensor, radiator, carpet.

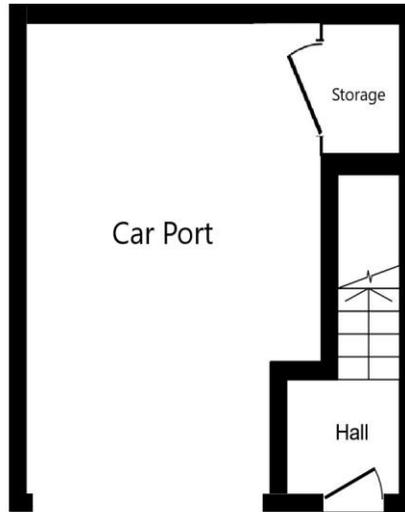
Bathroom

Modern white suite comprising panel enclosed bath with shower over, low level w.c., wash hand basin, tiled floor, shaver socket, radiator.

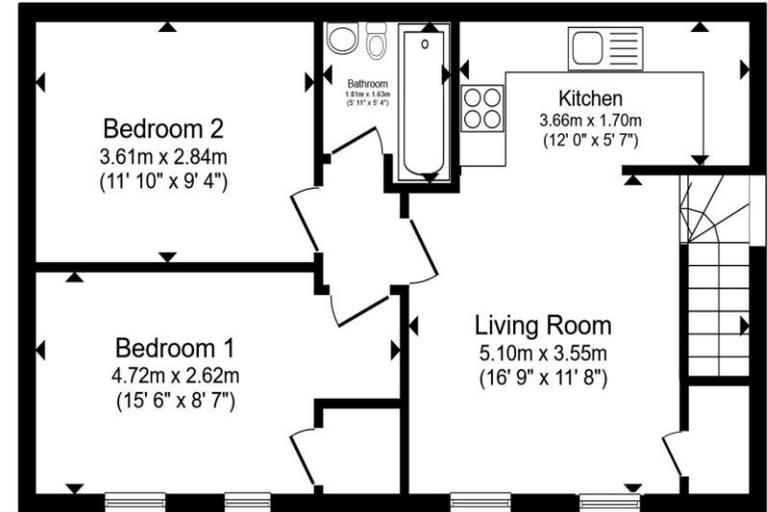
Outside

There is a self contained Utility Room (including washer dryer) and storage area accessed from the Car Port.

The property benefits from Car Port with additional parking.



Ground Floor



First Floor

Total floor area 55.2 m² (594 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

Hussar Close, Colchester

- Modern Coach House
- Open Plan Living Accommodation
- Newly Redecorated & Recarpeted
- Two Double Bedrooms + Family Bathroom
- Car Port Parking
- Good Access to City Centre & Station
- NO ONWARD CHAIN

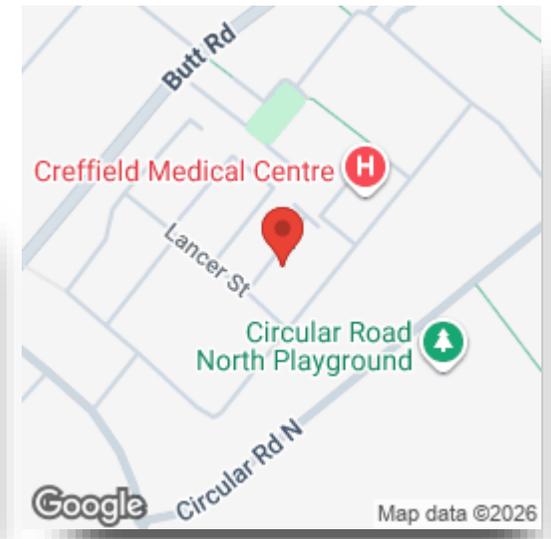
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 910.66

Ground Rent: 150.00

guide price

£230,000



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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CCS121262 - 0006

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.



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Please note the marker reflects the postcode not the actual property