



Kingfisher Close, Colchester
£290,000

Property Overview

Step inside this charming three-bedroom semi-detached home, perfect for first-time buyers and growing families seeking a delightful retreat in a serene locale. Boasting an elevated position with scenic views over a verdant greensward, this residence has been thoughtfully improved and extended to offer a warm and inviting living space.

Upon entering, the entrance hall greets you, leading to an airy living room that promises comfort and relaxation. The generous accommodations are complemented by the glow of natural light, thanks to the double glazing throughout, while gas central heating ensures a cosy atmosphere during cooler months. The well-appointed kitchen, which overlooks the rear of the property, offering a picturesque scene whilst you dine. Additionally, the conservatory extends your living space even further, providing a versatile area for entertainment or peaceful contemplation.

The first floor houses three well-proportioned bedrooms alongside a family bathroom.

Outside, the property doesn't fail to impress, with ample parking for three vehicles, a detached garage currently used as a storage room, and gated access to the rear garden.





- *THREE BEDROOM SEMI DETACHED HOUSE*
- *ENTRANCE HALL*
- *LOUNGE DINING ROOM*
- *FITTED KITCHEN*
- *DOUBLE GLAZED CONSERVATORY*
- *GAS CENTRAL HEATING*
- *DOUBLE GLAZING*
- *ENCLOSED GARDEN*
- *GARAGE AND PARKING*
- *OVERLOOKING GREENSWARD*

Location:
 Longridge Park enjoys a convenient setting on the eastern side of Colchester, within easy reach of the city centre, local shops, supermarkets, and popular schools. The A12 and Colchester North station are both easily accessible, providing excellent commuter links to London and beyond. Nearby you'll also find parks, leisure facilities, and retail outlets, making it a practical and well-connected place to live.

Agents Notes -
 Tenure - Freehold
 Council Tax - Band C
 Services Connected - Mains Electric/Water/Drainage/Gas
 Heating :- Gas boiler via radiators
 Telephone & Broadband - O2 - 81 %, THREE - 78% - EE - 78%. VODAFONE - 83%. Ultra fast broadband available. (source Ofcom)



Floor Plan



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

