



Sebastian Close, COLCHESTER, CO4 3SH

welcome to

Sebastian Close, COLCHESTER

Offered with NO ONWARD CHAIN this excellent THREE BEDROOM HOUSE is well presented throughout making the PERFECT HOME FOR GROWING FAMILIES. Situated in a POPULAR CUL-DE-SAC the property is ideal for LOCAL SCHOOLS, various shops, bus services and the A12/A120.



Entrance

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

Entrance Hall

Built-in walk-in cupboard (housing the gas and electric meters), electric storage heater, stairs rising to the first floor and doors leading to;

Lounge / Dining Room

Dual aspect with double glazed full length window to the front aspect and a double glazed window to the rear aspect, two radiators, laminate flooring and a multi-paned door leading to:

Kitchen / Breakfast Room

Obscure double glazed door opening onto the rear garden, double glazed window to the rear aspect, single sink and drainer with mixer tap, tiled splashbacks, range of wall and floor mounted cupboards and drawers, gas cooker point, cooker hood, plumbing for a washing machine, wall-mounted Baxi boiler, two built-in understairs cupboards and a radiator.

Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin with mixer tap and tiled walls.

First Floor Landing

Two built-in cupboards (including shelving with one housing the water tank) and doors leading to;

Bedroom One

Double glazed window to the front aspect, built-in walk-in wardrobe, electric storage heater and laminate flooring.

Bedroom Two

Double glazed window to the front aspect, access to the loft, built-in wardrobe, electric storage heater and laminate flooring.

Bedroom Three

Double glazed window to the rear aspect, built-in wardrobe, electric storage heater and laminate flooring.

Shower Room

Obscure double glazed window to the rear aspect, walk-in double shower with Triton electric shower and adjustable shower head, pedestal wash hand basin, low level WC, radiator and part tiled walls.

Rear Garden

The privately enclosed rear garden is mainly paved with an external tap, built-in external cupboard and further access via the rear gate (backing onto Magnolia Park).

Integral Garage

Up and over door to the front with power and lighting connected.



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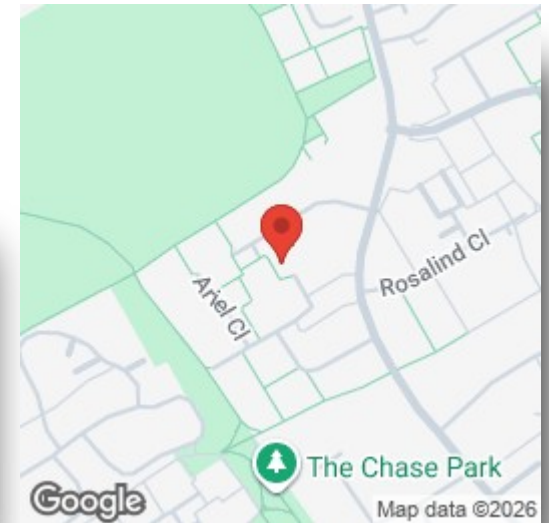
welcome to

Sebastian Close, COLCHESTER

- Three Double Bedrooms
- Mid-Terrace Family House
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110143 - 0004

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