



Patmore Road, Colchester, CO4 3PN

welcome to

Patmore Road, Colchester

Offered with NO ONWARD CHAIN this excellent SEMI-DETACHED HOUSE makes the PERFECT HOME FOR GROWING FAMILIES with early viewing highly recommended. Situated in a POPULAR RESIDENTIAL CUL-DE-SAC the property is convenient for LOCAL SCHOOLS, various shops, bus services and the A12/A120.



Entrance

The property is entered via the front door with double glazed insets leading to:

Hallway

Obscure double glazed window to the front aspect, radiator, Karndean flooring, stairs rising to the first floor, door to the living room and a doorway leading to:

Kitchen

11' 8" x 7' 4" (3.56m x 2.24m)

Double glazed window to the front aspect, circular sink and drainer with mixer tap inset to the worktop, wall and floor mounted cupboards and drawers, built-in electric double oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher, wall-mounted boiler, built-in larder cupboard and tiled flooring.

Living Room

17' x 14' max (5.18m x 4.27m max)

Double glazed French doors opening onto the rear garden, built-in understairs cupboard and two radiators.

First Floor Landing

Access to the loft (part boarded), built-in airing cupboard (housing the water tank), Karndean flooring and doors leading to;

Bedroom One

10' 10" x 9' 10" (3.30m x 3.00m)

Double glazed window to the rear aspect, built-in wardrobe and a radiator.

Bedroom Two

9' x 8' 10" max (2.74m x 2.69m max)

Double glazed window to the front aspect and a

radiator.

Bedroom Three

7' 10" x 6' 10" (2.39m x 2.08m)

Double glazed window to the rear aspect, built-in cupboard and a radiator.

Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath with electric shower and adjustable shower head, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls and Karndean flooring.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio to the side, wooden shed, aluminum shed, boxed gas and electric meters with further access via the double gates.

Front Garden

The front garden is laid to lawn with an external tap.

Garage

16' x 8' (4.88m x 2.44m)

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

Parking

The driveway can be found to the side of the property providing off road parking.

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



view this property online williamhbrown.co.uk/Property/CSJ109400



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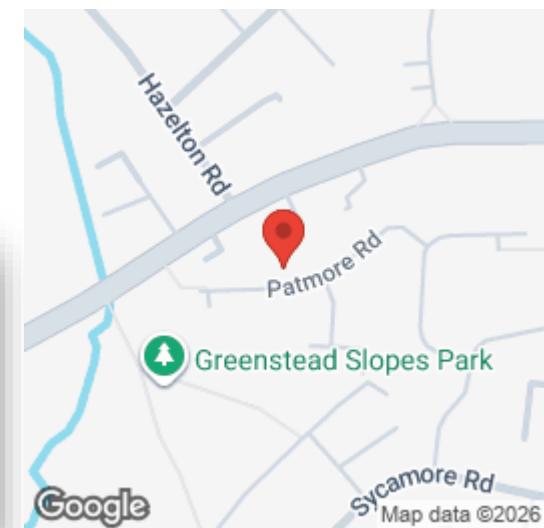
- Three Bedrooms
- Semi-Detached Family House
- Attractive Rear Garden
- Garage and Driveway
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£290,000



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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.



Property Ref:
CSJ109400 - 0006

 william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk