



**Causton Road, Colchester, CO1 1RT**

**welcome to**

**Causton Road, Colchester**

This three bedroom semi detached house is conveniently situated around 0.6 miles walk from Colchester's mainline train station with direct links to London Liverpool Street in around 50 minutes, and around 0.5 miles walk from Colchester's High Street.



**Early viewing is advised of this spacious semi detached house situated within close proximity of amenities and transport links.**

**Ground floor accommodation comprises living room, kitchen and bathroom. The first floor offers three bedrooms.**

**Externally the property benefits from front and rear gardens, as well as off street parking.**

**Entrance Door To:**

### Entrance Hall

Stairs to first floor, doors to:

### Living Room

Double glazed window to front, carpet, radiator.

### Kitchen

Range of matching base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, space for oven with stainless steel splashback, spaces for further washing machine and further appliances, radiator, two built-in cupboards, upvc double glazed window and door to rear.

### Bathroom

Panel enclosed bath with showerhead attachment, wash hand basin set into vanity unit and low level w.c., part tiled walls, heated towel rail, obscure upvc double glazed window to rear.

### First Floor Accommodation

### Landing

Upvc double glazed window to side, doors to:

### Bedroom One

Upvc double glazed window to front, radiator, carpet.

### Bedroom Two

Upvc double glazed window to rear, carpet, radiator, built-in wardrobe cupboard.

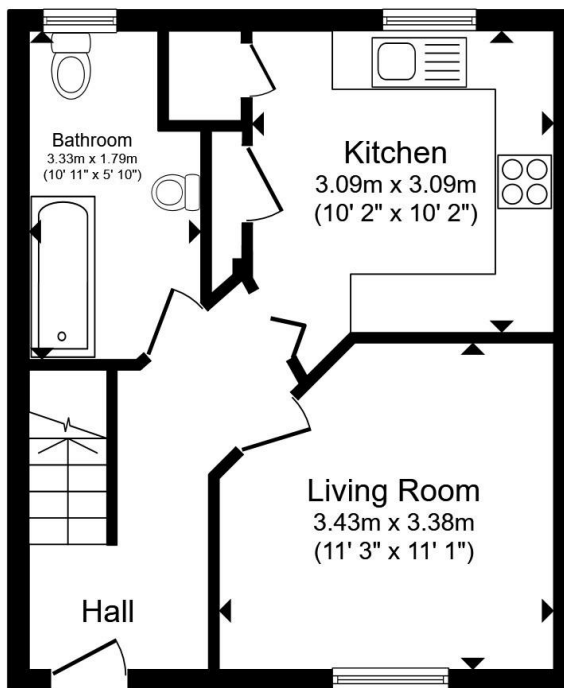
### Bedroom Three

Upvc double glazed window to rear, radiator, carpet.

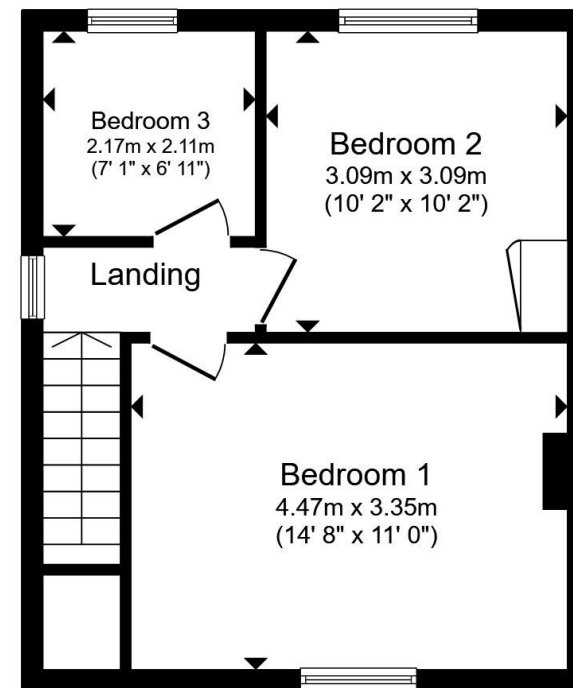
### Outside

There is a lawned garden area to the front of the property, as well as driveway providing off street parking.

There is a generous and well maintained rear garden which commences with paved patio area, the remainder being mainly laid to lawn with shed, all enclosed by panel fencing.



**Ground Floor**



**First Floor**

Total floor area 70.2 m<sup>2</sup> (756 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](http://www.propertybox.io)



**view this property online** [williamhbrown.co.uk/Property/CCS121465](http://williamhbrown.co.uk/Property/CCS121465)



welcome to

## Causton Road, Colchester

- Semi Detached Family Home
- Three Bedrooms
- Front & Rear Gardens
- Off Street Parking
- Short Walk To City Centre, Castle Park & North Station
- Early Viewing Advised

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

**£300,000**



### directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CCS121465](https://www.williamhbrown.co.uk/Property/CCS121465)



Property Ref:  
CCS121465 - 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.

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.



william h brown



**01206 577772**



[Colchester@williamhbrown.co.uk](mailto:Colchester@williamhbrown.co.uk)



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)