



Battalion Walk, Colchester, CO2 7GS

welcome to

Battalion Walk, Colchester

This substantial end of terrace family home is situated on the popular Praecedo development, conveniently positioned for walking into the city centre. The property benefits from spacious living accommodation and could be perfect for the growing family.



Early viewing is strongly advised of this generous end of terrace house which could be perfect for the growing family. Ground floor accommodation comprises entrance hall, cloakroom, 23 ft lounge, separate dining room, kitchen and utility room. The first floor offers generous master bedroom with en suite shower room, three further double bedrooms and a family bathroom. Externally there is an enclosed rear garden, allocated parking and garage.

Entrance Door To:

Entrance Hall

Wood effect flooring, radiator, cupboard, stairs to first floor, doors to:

Cloakroom

Wood effect flooring, radiator, low level w.c., wash basin.

Lounge

23' 2" x 10' 5" (7.06m x 3.17m)

Upvc double glazed window to front, upvc double glazed window and French doors to side, two radiators, wood effect flooring.

Dining Room

Irregular Shaped Room 14' 8" max x 8' 6" max (4.47m max x 2.59m)

Upvc double glazed window to side, upvc double glazed window to front, radiator, wood effect flooring.

Kitchen

12' 7" max x 10' 9" max (3.84m max x 3.28m max)

Range of matching base and eye level units, roll edge work surfaces, inset sink and drainer, oven and gas hob with extractor, fridge/freezer, dishwasher, tiled flooring, upvc double glazed window to side, door to:

Utility Room

6' 9" x 5' 9" (2.06m x 1.75m)

Space for washing machine, roll edge work surface, sink unit, tiled floor.

First Floor Accommodation

Landing

Carpet, built-in cupboard, loft access, doors to:

Bedroom One

13' 5" max x 10' 3" max (4.09m max x 3.12m max)

L-shaped room with upvc double glazed window to front, radiator, carpet, door to:

En Suite

Modern suite comprising shower cubicle, low level w.c. and wash hand basin, vinyl flooring, upvc double glazed window to side.

Bedroom Two

9' 7" max x 9' 6" max (2.92m max x 2.90m max)

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

Bedroom Three

9' 8" max x 9' 6" max (2.95m max x 2.90m max)

Upvc double glazed window to side, radiator, carpet.

Bedroom Four

9' 5" x 9' 4" (2.87m x 2.84m)

Upvc double glazed window to front, radiator, carpet.

Family Bathroom

Modern suite comprising panel enclosed bath with shower over, low level w.c. and wash hand basin, part tiled walls, vinyl flooring, radiator.

Outside

The property benefits from allocated parking and a garage.

The rear garden is mainly laid to lawn with patio area, all enclosed by brick wall and fencing. Two gates.



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welcome to

Battalion Walk, Colchester

- Spacious Family Home
- 2 Reception Rooms
- Kitchen & Utility
- 4 Double Bedrooms
- Cloakroom, En Suite & Bathroom
- Enclosed Rear Garden
- Parking & Garage

Tenure: Freehold EPC Rating: B

Council Tax Band: E



Ground Floor



First Floor



offers in excess of

£425,000

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.focalagent.com



Please note the marker reflects the postcode not the actual property



Property Ref:
CCS120775 - 0004

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