



Mary Warner Road, Ardleigh, Colchester, CO7 7RP

welcome to

Mary Warner Road, Ardleigh, Colchester

This charming SEMI-DETACHED HOUSE offers to the potential to make the PERFECT FAMILY HOME. Situated in the POPULAR VILLAGE OF ARDLEIGH the property is convenient for various amenities including; St Mary's Primary School, LOCAL SHOPS, restaurants, bus services and easy access to the A12/A120.



Entrance

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

Hallway

Double glazed window to the front aspect, radiator, stairs rising to the first floor and doors leading to;

Lounge

11' 6" x 12' 6" (3.51m x 3.81m)

Double glazed window to the front aspect, chimney breast and a radiator.

Kitchen

8' x 12' 2" (2.44m x 3.71m)

Part double glazed side door opening onto the side courtyard, double glazed window to the side aspect, sink and drainer, floor mounted cupboards and drawers, electric cooker point, plumbing for a washing machine, pantry cupboard (with a double glazed window to the side aspect), radiator and a door leading to:

Dining Room

10' 8" x 12' (3.25m x 3.66m)

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

First Floor Landing

Double glazed window to the side aspect, access to the loft, built-in airing cupboard (housing the water tank), radiator and doors leading to;

Bedroom One

11' 6" x 12' 6" (3.51m x 3.81m)

Double-glazed window to the front aspect, built-in wardrobes and a radiator.

Bedroom Two

9' 10" x 12' 8" (3.00m x 3.86m)

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

Bedroom Three

8' 2" x 8' 6" (2.49m x 2.59m)

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

Bathroom

Double glazed window to the rear aspect, enclosed panel bath, pedestal wash hand basin, low level WC, radiator and part tiled walls.

Side Courtyard

Built-in storage shed, external WC and access to the rear garden

Rear Garden

The rear garden is mainly laid to lawn with a side path and further access via the front gate.

Garage

Up and over door to the front.

Parking

There is a driveway directly in front of the garage providing off road parking.



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welcome to

Mary Warner Road, Ardleigh Colchester

- Three Bedrooms
- Semi-Detached House
- Lounge and Separate Dining Room
- Attractive Rear Garden
- Garage and Driveway

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

offers in the region of

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ106473 - 0004

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.

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