





York Place, Colchester, CO1 2RF

william h brown

welcome to

York Place, Colchester

This three bedroom terraced family home is situated on the popular Riverside development, offering excellent access to local amenities and schools, and being located a short walk from the city centre, castle park and train station.













This three bedroom home is conveniently situated for access to amenities and transport links.

Ground floor accommodation comprises entrance hall, dual aspect lounge/diner and bespoke kitchen. The first floor offers three bedrooms and a modern family bathroom.

Externally the property benefits from front and rear gardens.

Entrance Door To:

Entrance Hall
With stairs to first floor, door to:

Lounge / Diner
Upvc double glazed window to front, upvc double glazed window to rear, two radiators, solid wood flooring, door to:

Kitchen
Upvc double glazed window and door to rear, stunning modern range of matching base and eye level units, wooden work surfaces, inset ceramic sink and drainer unit with mixer tap, built-in double oven and hob with extractor over, tiled splashback, space for washing machine, built-in fridge/freezer and dishwasher, pantry cupboard, herringbone laminate wood flooring.

First Floor Accommodation

Landing
Airing cupboard, doors to:

Bedroom One
Upvc double glazed window to front, carpet, radiator.

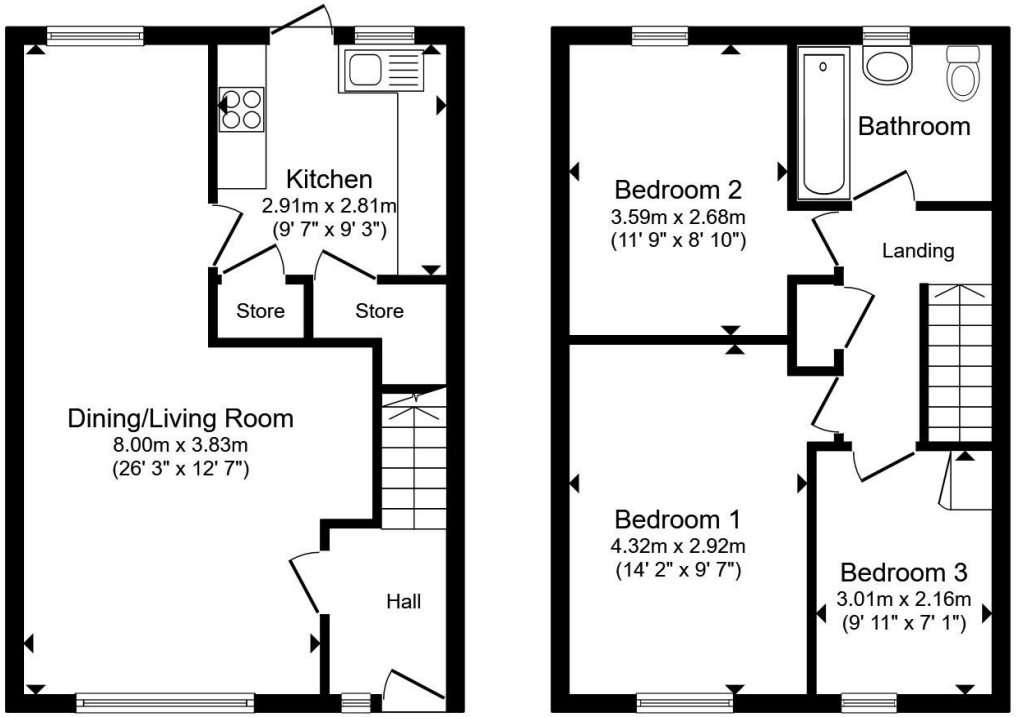
Bedroom Two
Upvc double glazed window to rear, radiator, carpet.

Bedroom Three
Upvc double glazed window to front, radiator, carpet.

Bathroom
Modern white suite comprising panel enclosed bath with shower over and screen, wash hand basin set into vanity unit and low level w.c. tiled walls, heated towel rail, two upvc double glazed windows to rear.

Outside
The rear garden commences with Indian sandstone patio, the remainder being laid to lawn with large shed, all enclosed by panel fencing.

To the front of the property there is a generous lawned garden with pathway leading to entrance door, mature shrubs and trees.



Total floor area 83.0 m² (893 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

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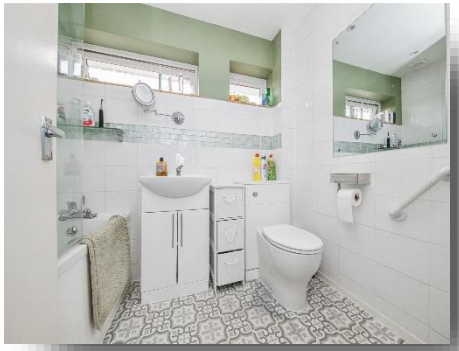
- Well Presented Family Home
- L-Shaped Lounge/Diner
- Modern Kitchen & Bathroom
- Three Bedrooms
- Front & Rear Gardens
- Short Walk To City Centre

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



Guide Price

£280,000 - £290,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CCS121636 - 0004

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