



Threshers End, Stanway, Colchester, CO3 0WE

welcome to

Threshers End, Stanway, Colchester

Offered with NO ONWARD CHAIN, this spacious three bedroom semi detached family home is situated in the popular Stanway area of Colchester, within close proximity of amenities including Tollgate Shopping Centre and popular schools. The A12 is also within easy reach offering excellent transport links.



Early viewing is advised of this semi detached house offering spacious and flexible living accommodation and offered with no onward chain.

Ground floor accommodation comprises entrance hall, cloakroom, spacious open plan lounge/diner, kitchen and conservatory. The first floor offers master bedroom with en suite shower room, two further bedrooms and a family bathroom.

Externally there is a driveway providing off street parking and leading to garage. The property further benefits from a private rear garden.

Entrance Door To:

Entrance Hall

Wooden flooring, stairs to first floor, doors to Cloakroom & Lounge.

Cloakroom

Low level w.c., wash hand basin, frosted double glazed window to front, radiator.

Lounge / Diner

26' 9" max x 11' 8" max (8.15m max x 3.56m max)
Fireplace and surround (currently blocked), carpet, double glazed window to front, three radiators, under stairs storage cupboard, door to Kitchen, sliding doors to Conservatory.

Kitchen

11' 1" max x 7' 3" max (3.38m max x 2.21m max)
Comprehensive range of light base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, integrated gas cooker and hob with extractor over, space for appliances, cupboard housing boiler, inset spotlights, double glazed window to rear.

Conservatory

Wood laminate floor, double glazed with doors to garden.

First Floor Accommodation

Landing

Carpet, radiator, built-in cupboard, doors to:

Bedroom One

12' 1" max into door recess x 9' 7" max to wardrobes (3.68m max into door recess x 2.92m max to wardrobes)
Double glazed window to front, radiator, built-in wardrobes, carpet, door to:

En Suite

Corner shower cubicle, low level w.c. and pedestal wash hand basin, lino flooring, frosted double glazed window to front, radiator, towel rail.

Bedroom Two

9' 9" max x 8' 4" max (2.97m max x 2.54m max)
Double glazed window to rear, radiator, carpet.

Bedroom Three

8' 6" x 6' 6" (2.59m x 1.98m)
Double glazed window to rear, carpet, radiator.

Bathroom

Panel enclosed bath, pedestal wash hand basin, low level w.c., part tiled walls, radiator, frosted double glazed window to side.

Outside

There is a driveway providing off road parking and leading to a Garage.

The rear garden is mainly laid to lawn with patio area adjacent to the property, all enclosed by panel fencing.



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



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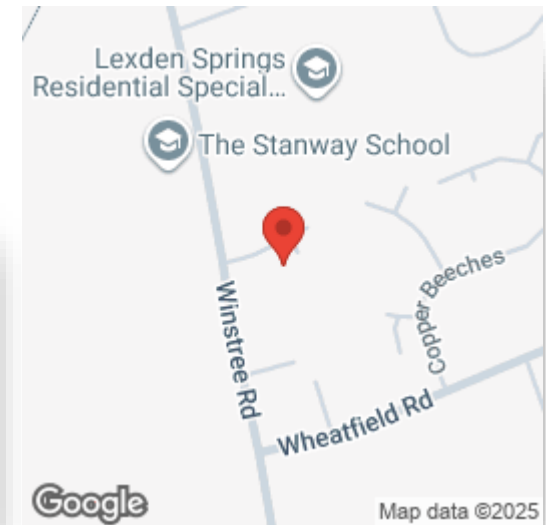
welcome to

Threshers End, Stanway Colchester

- NO ONWARD CHAIN
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three Bedrooms
- En Suite & Bathroom
- Off Road Parking & Garage
- Enclosed Rear Garden

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

Offers in excess of
£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120999 - 0003

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