

Hunwicke Road,Greenstead Colchester CO4 3XZ

william h brown

welcome to

Hunwicke Road,Greenstead Colchester

Offered with NO ONWARD CHAIN this fantastic END-TERRACE HOUSE provides AMPLE ACCOMMODATION making the IDEAL HOME FOR GROWING FAMILIES situated in a POPULAR RESIDENTIAL AREA being convenient for SCHOOLS, local shops, bus services and the A12/A120.













Entrance
The property is entered via the side door with obscure double glazed insets leading to:

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

Cloakroom
Obscure double glazed window to the front aspect, low level WC, wash hand basin with mixer tap and tiled splashbacks.

Kitchen/ Dining Room
11' 6" x 11' 6" (3.51m x 3.51m)
Double glazed window to the front aspect, single sink and drainer with mixer tap inset to the worktop, high-gloss wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine, wall-mounted Worcester boiler, built-in cupboard and a radiator.

Living Room
14' 10" x 14' 8" (4.52m x 4.47m)
Double glazed window to the rear aspect, chimney breast and two radiators.

Lobby
Part double glazed door opening onto the rear garden.

First Floor Landing
Double glazed window to the side aspect, access to the loft, two built-in cupboards and doors leading to;

Bedroom One
13' 8" x 11' 2" (4.17m x 3.40m)
Double glazed window to the rear aspect, built-in wardrobe and a radiator.

Bedroom Two
11' 6" x 10' 10" (3.51m x 3.30m)
Double glazed window to the front aspect, built-in wardrobe and a radiator.

Bedroom Three
8' 6" x 7' 10" (2.59m x 2.39m)
Double glazed window to the rear aspect, built-in wardrobe and a radiator.

Bathroom
Obscure double glazed window to the front aspect, enclosed panel bath with adjustable shower head and mixer tap, pedestal wash hand basin with mixer tap, low level WC, radiator, extractor fan and part tiled walls.

Rear Garden
The privately enclosed rear garden is mainly laid to lawn with a paved patio area, brick-built shed and further access via the rear gate.

Parking
There is a shared car parking area to the front of the property providing off road parking.

welcome to

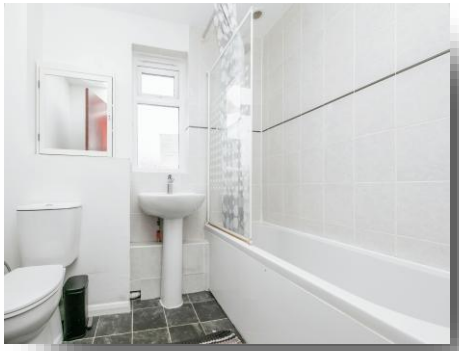
Hunwicke Road, Greenstead Colchester

- Three Bedrooms
- End-Terraced House
- High Gloss Kitchen/Dining Room
- Bathroom and Cloakroom
- Attractive Rear Garden

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

offers in excess of

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ109890

The Property Ombudsman

Property Ref:
CSJ109890 - 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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