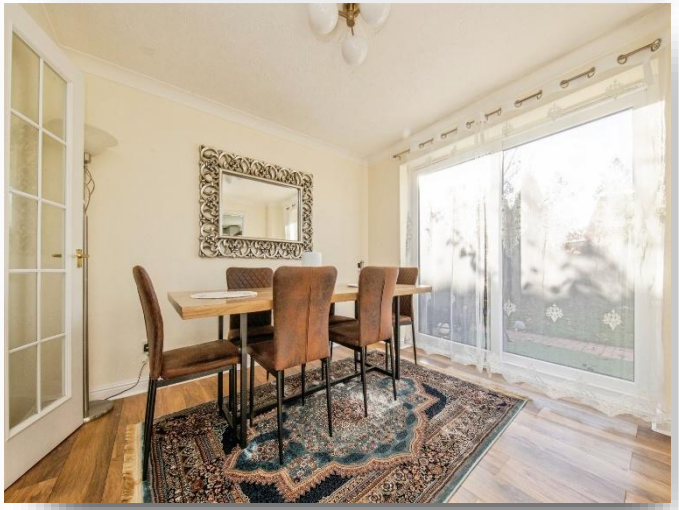






Tumulus Way, Colchester, CO2 9SD

william h brown

welcome to

Tumulus Way, Colchester

This large detached family home is situated in a cul-de-sac position on the south west side of Colchester, offering excellent access to local shops, amenities, school and green spaces. The property is also a short drive away from the A12 and transport links.













Early viewing is advised of this spacious home which offers generous and flexible living accommodation throughout, being perfect for the growing family. The property benefits from three reception rooms, six bedroom and three bathrooms. Externally there is off street parking, a garage and generous enclosed rear garden.

Entrance Door To:

Entrance Hall
Built-in cupboard, doors to:

Cloakroom
Concealed cistern w.c., wall mounted wash hand basin, double glazed window to rear, radiator, tiled floor.

Study
Radiator, double glazed window to front, tiled floor.

Lounge
Double glazed bay window to front, wooden flooring, radiator, wood panelling to one wall, media centre, double doors to:

Dining Room
Radiator, double glazed sliding doors to rear, wooden flooring.

Kitchen / Breakfast Room
Double glazed window to rear, range of base and eye level units, work surfaces, inset sink and drainer unit, built-in oven and grill, further built-in oven, gas hob with extractor hood over, tiled splashbacks, space for American style fridge/freezer, dishwasher, radiator, archway to:

Utility Room
Base and eye level units, work surfaces, tiled splashback, spaces for washing machine and tumble dryer, door to garden.

First Floor Accommodation

Landing
Radiator, carpet, doors to:

Bedroom One
Double glazed window to rear, radiator, built-in wardrobe, door to:

En Suite
Double glazed window to rear, wooden flooring, low level w.c., wash hand basin set into vanity unit, shower cubicle, radiator.

Bedroom Four
Double glazed window to front, radiator, carpet, wardrobe.

Bedroom Five
Double glazed window to rear, radiator, carpet.

Bedroom Six
Double glazed window to front, radiator, carpet.

Bathroom
Panel enclosed bath with shower over and screen, low level w.c., wash hand basin, part tiled walls, radiator, double glazed window to side.

Second Floor Accommodation

Bedroom Two
Skylight window to rear, built-in wardrobe, radiator, grey carpet, eaves storage, restricted head height.

Bedroom Three
Skylight window to rear, radiator, grey carpet, restricted head height.

Bathroom
Panel enclosed bath, pedestal wash hand basin, low level w.c., part tiled walls, heated towel rail, double glazed window to rear.

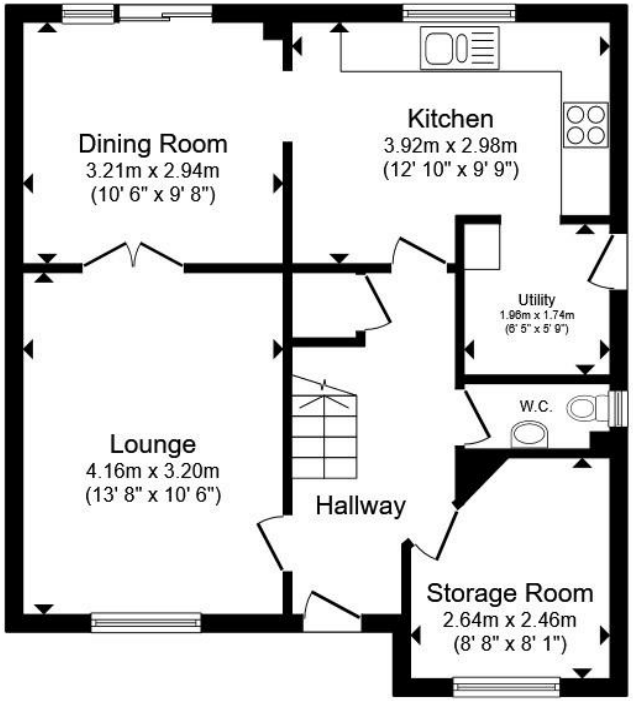
Outside
There is a generous, mature rear garden which is mainly laid to lawn, all enclosed by panel fencing.

There is parking for around four cars as well as a garage.

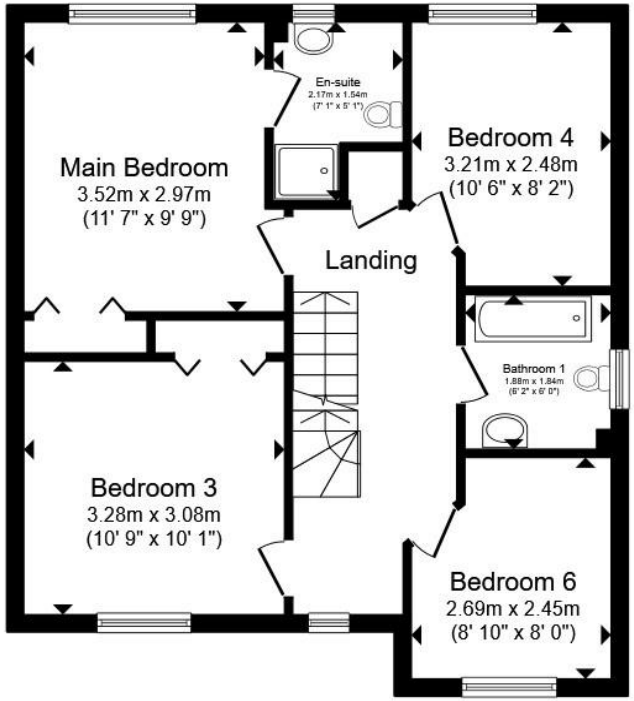




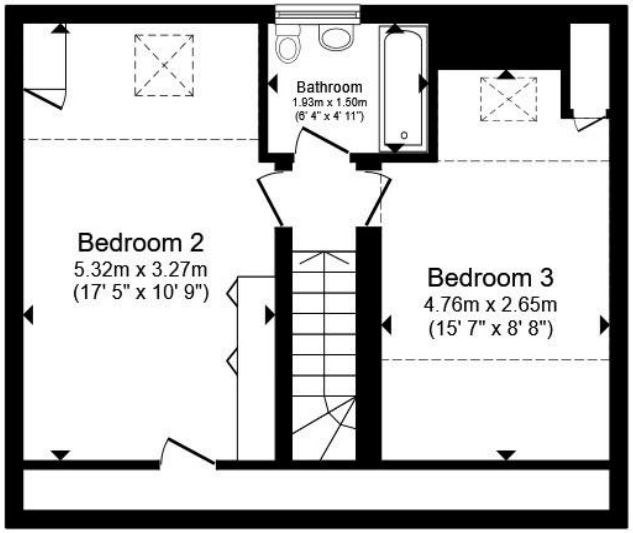
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Ground Floor



First Floor



Second Floor

Total floor area 150.8 m² (1,623 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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welcome to

Tumulus Way, Colchester

- GUIDE PRICE: £500,000 - £525,000
- Spacious Detached Family Home
- Three Reception Rooms
- Six Bedrooms
- Three Bathrooms
- Parking & Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

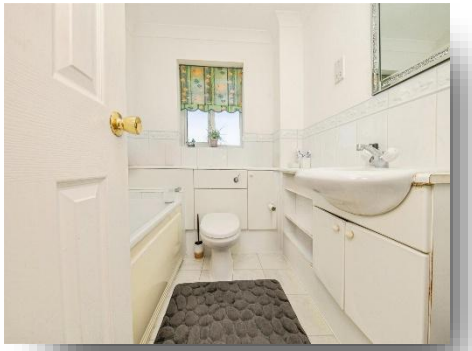
Agents Note
Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

offers in excess of

£500,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CCS121877 - 0002

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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