



NP NICHOLAS
PERCIVAL

For Sale. 19 Landseer Road
Colchester, Essex CO3 4QR

Incorporating **BS** BIRCHALL
STEEL



19 Landseer Road, Colchester, Essex CO3 4QR

Situated at the end of a cul-de-sac that enjoys views over Landseer Green, in the popular Prettygate area of Colchester, and within easy access of a range of useful local amenities is this well presented detached four bedroom/study bungalow, with detached garage and useful outbuilding.

Agents Notes

Tenure Freehold | Gas Central Heating | EPC Awaited | Council Tax Band D

Stamp Duty Land Tax will need to be paid to purchase this property.

Please use the web link to the government website

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.



The Property

The spacious entrance hallway opens to the lounge / dining room with gas fire and attractive surround. French doors to the rear provide access to the garden, to the side of lounge is the dining area.

The kitchen offers an integrated NEFF oven and NEFF gas hob, integrated fridge / freezer, whilst space and plumbing is provided for a slimline dishwasher and washing machine. Ample storage is provided by a good array of cupboards and drawers set within an attractive work surface.

The principal bedroom (with ensuite cloakroom) is to the rear of the property and offers direct access to the garden. Bedroom two is a well-proportioned double to the front and the third, a good-sized single is presently utilised as a second sitting room / snug.

There is a useful study, whilst the shower room completes the internal accommodation and is comprised of a shower cubicle with both rainfall shower head and mixer hose attachment, handbasin set within a vanity unit, w/c and heated towel rail.

Outside

To the front of the property there is a block-paved driveway providing ample off-road parking in addition to the large single garage with electronic up and over door to the front and electronic roller door to the rear, thus enabling larger items to be transferred from the front to the rear without hinderance.

To the rear, the outbuilding is sub-divided into two sections, with the larger part used as a garden room, and the smaller section a utility room. The garden itself is hard landscaped.

Living in West Prettygate

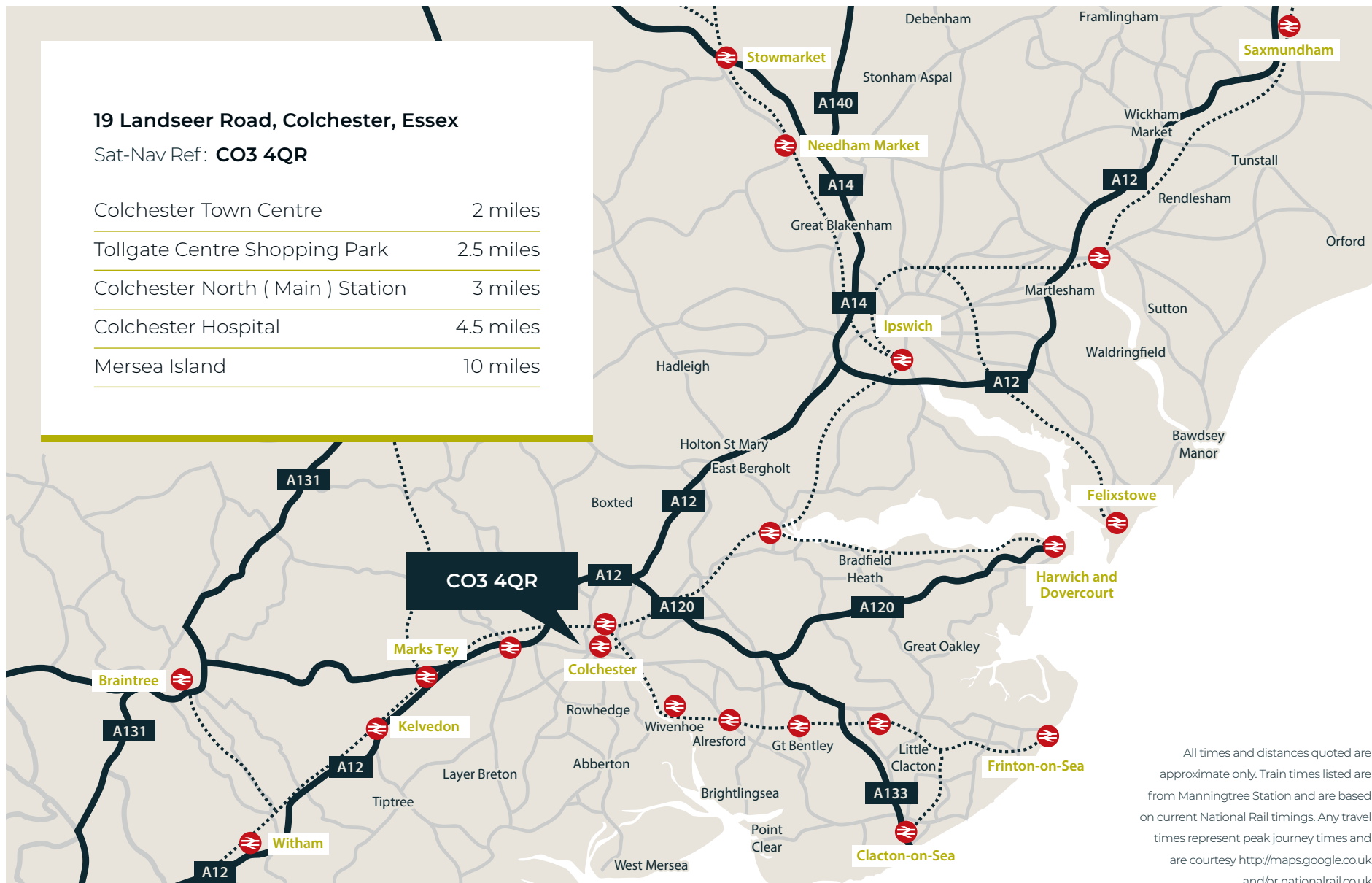
Prettygate is a popular residential location with a range of useful amenities including small supermarket, coffee shop, library, pharmacy, Post Office and doctors surgery all within easy reach of the property. There are Schools for all ages within walking distance of the property. Prettygate is also readily accessible to the historic city of Colchester, which provides all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre, as well as mainline train services to London in under one hour.

The surrounding countryside and nearby villages offer an abundance of scenic walks, pubs and cultural attractions, making it a wonderful place to live and explore.

19 Landseer Road, Colchester, Essex

Sat-Nav Ref: **CO3 4QR**

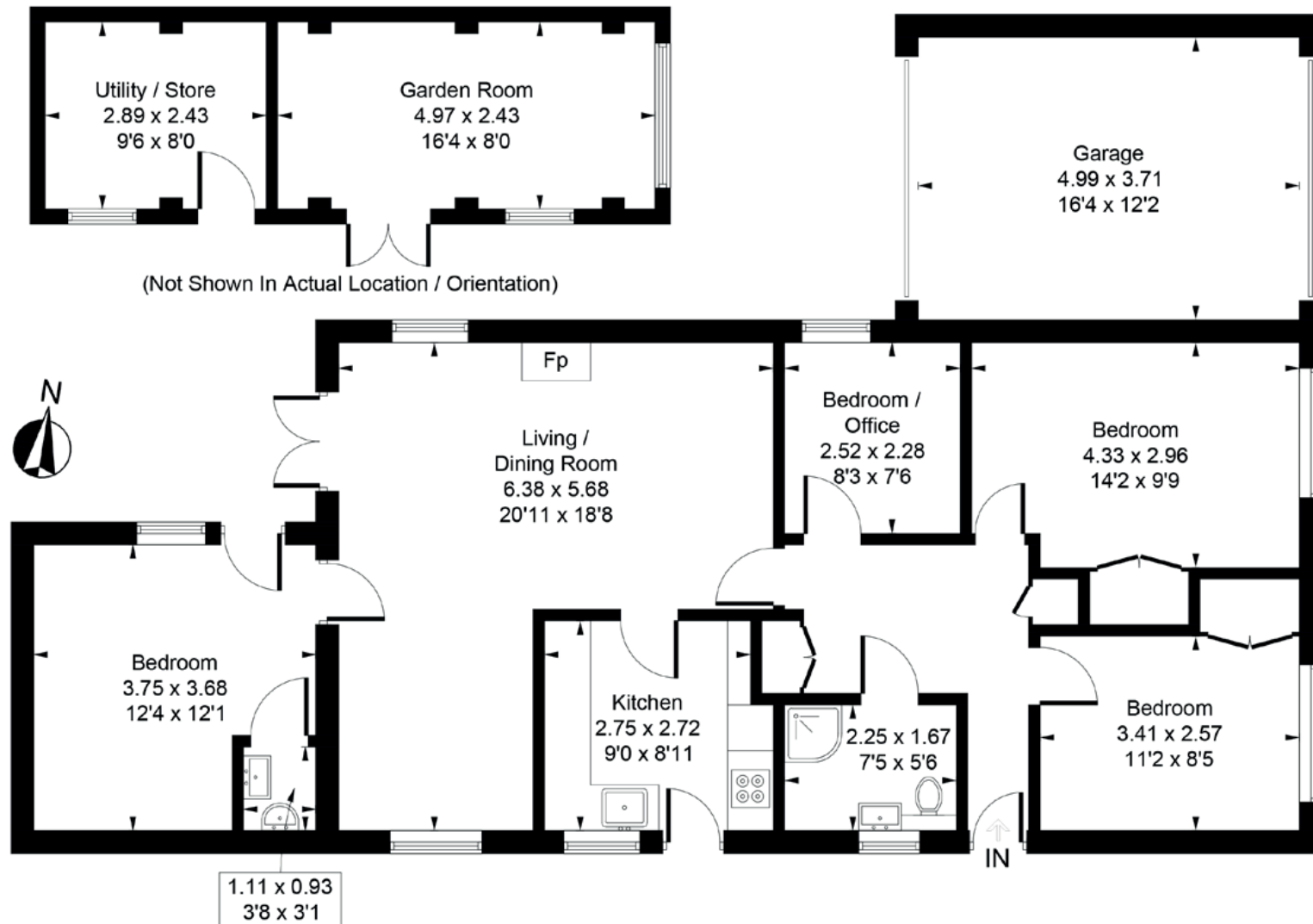
Colchester Town Centre	2 miles
Tollgate Centre Shopping Park	2.5 miles
Colchester North (Main) Station	3 miles
Colchester Hospital	4.5 miles
Mersea Island	10 miles



All times and distances quoted are approximate only. Train times listed are from Manningtree Station and are based on current National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk







Approximate Gross Internal Area = 1035 sq ft / 96.2 sq m
 Outbuilding / Garage = 406 sq ft / 37.7 sq m
 Total = 1441 sq ft / 133.9 sq m

Illustration for identification purposes only. Measurements are approximate and not to scale.



Viewing is strictly by appointment with the Sole Selling Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.