



Salary Close, COLCHESTER, CO4 3HL

welcome to

Salary Close, COLCHESTER

Offered with NO ONWARD CHAIN this exceptional SEMI-DETACHED HOUSE is BEAUTIFULLY PRESENTED THROUGHOUT making the PERFECT HOME FOR GROWING FAMILIES. Situated in a SOUGHT-AFTER CUL-DE-SAC the property is ideal for LOCAL SCHOOLS, various shops and the A12/A120.



Entrance

The property is entered via the front door with double glazed inset leading to:

Entrance Hall

Double glazed window to the front aspect, built-in under-stairs cupboard, radiator, laminate flooring, 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, heating control panel, part brick-patterned tiled walls and tiled flooring (with underfloor heating).

Kitchen

Part obscure double glazed side door (for access from the driveway), double glazed window to the front aspect, single sink with mixer-tap inset to the worktop incorporating the drainer, range of wall and floor mounted matching cupboards and drawers, integral fridge, freezer, dishwasher and washing machine, built-in electric oven and microwave, four-ring induction hob and cooker hood over, heating control panel, inset spotlights and tiled flooring (with underfloor heating).

Lounge / Dining Room

Double glazed sliding patio doors opening onto the rear garden, double glazed window to the rear aspect, vertical designer radiator and laminate flooring.

First Floor Landing

Access to the loft (boarded with a loft ladder), inset spotlights, laminate flooring and doors leading to;

Bedroom One

Double glazed window to the rear aspect, built-in wardrobe, radiator and laminate flooring.

Bedroom Two

Double glazed window to the rear aspect, built-in wardrobe, radiator and laminate flooring.

Bedroom Three

Double glazed window to the front aspect, built-in cupboard, radiator and laminate flooring.

Family Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath with mixer-tap/shower attachment and waterfall shower head over, wash hand basin with mixer-tap and cupboard under, low level WC, heated towel rail, extractor fan, inset spotlights and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, sleepers with inset spotlights, wooden shed to the rear, covered pergola and further access via the side gate.

Garage

Up-and-over door to the front, door and window to the side with power and lighting connected.

Driveway

The driveway can be found to the side of the property providing off road parking for a number of vehicles.



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welcome to

Salary Close, COLCHESTER

- Three Bedrooms
- Semi-Detached Family House
- Contemporary Kitchen
- Lounge/Dining Room
- Modern Family Bathroom

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

offers in excess of

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109779 - 0003

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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