



Mascot Square, Colchester, CO4 3GA



welcome to

Mascot Square, Colchester

Offered with NO ONWARD CHAIN this excellent SEMI-DETACHED HOUSE offers the potential to make the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a POPULAR RESIDENTIAL AREA the property is convenient for LOCAL SCHOOLS, various shops, the UNIVERSITY OF ESSEX and the A12/A120.



Entrance

The property is entered via the front door leading to:

Entrance Hall

Radiator, stairs rising to the first floor and doors leading to;

Cloakroom

Low level WC, corner sink with mixer tap, tiled splashbacks and a radiator.

Kitchen

Double glazed window to the front aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, radiator and laminate flooring.

Living Room

Double glazed French doors opening onto the rear garden flanked with double glazed windows, built-in understairs cupboard and a radiator.

First Floor Landing

Access to the loft and doors leading to;

Bedroom One

Two double glazed windows to the front aspect, built-in cupboard and a radiator.

Bedroom Two

Double glazed window to the rear aspect and a radiator.

Bathroom

Enclosed panel bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, radiator, extractor fan and part tiled walls.

Rear Garden

The rear garden is mainly shingled with a paved patio area, wooden shed and further access via front gated and side area.

Parking

The allocated parking space can be found directly in front of the property providing off road parking.



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Mascot Square, Colchester

- Two Double Bedrooms
- Semi-Detached House
- Attractive Rear Garden
- Cul-De-Sac Position
- Allocated Parking Space

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

offers in excess of

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109887 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk