

7 Charles Pell Road, Colchester, CO4 3XT



Freehold

£272,000

Subject to contract

3 bedrooms
1 reception room
1 bathroom



A modern three bedroom end terrace home close to the University of Essex.

Some details

General information

A modern three bedroom end terrace home within walking distance of the University of Essex, a good investment or buy to let opportunity due to its location.

The property has been well maintained by the seller and comprises an entrance hall with stairs to the first floor, door to the rear, door to the cloakroom with wc and basin. The kitchen is to the front of the property and has been recently fitted with a stylish range of units and worksurface with cupboards and drawers under, inset sink, gas hob with pan drawers under, electric oven, cupboard housing gas boiler, integrated fridge/freezer, washing machine and dishwasher, two windows to the front, range of wall mounted cabinets. The lounge is to the rear and has sliding doors to the rear garden and laminate flooring.

On the first floor the landing has a window to the side and built-in cupboard. Bedrooms one and two are both a double size with built-in wardrobes and bedroom three has a built-in cupboard and access to the loft space. The bathroom has a panel bath, wc and basin.

Entrance hall

Cloakroom

Lounge

14' 9" x 13' 3" (4.5m x 4.04m)

Kitchen

13' 5" x 8' 5" (4.09m x 2.57m)

Landing

Bedroom one

11' 8" x 9' 6" (3.56m x 2.9m)

Bedroom two

11' 9" x 9' 9" (3.58m x 2.97m)

Bedroom three

8' 6" x 7' 9" (2.59m x 2.36m)

Bathroom

7' x 5' 6" (2.13m x 1.68m)

The outside

The property has a shingle garden to the rear enclosed by fencing with a small lawned garden to the front.

Location

The property is in this development a short distance from the University of Essex, Hythe station and Tesco superstore. There are shopping facilities nearby for day to day needs.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - tbc

Directions

Proceed out of Colchester along the A133 Cowdray Avenue into St Andrews Avenue. At the roundabout turn left into Avon Way, continue along over the mini-roundabout and take the next left into Charles Pell Road where the property will be found along on the left hand side marked by a Fenn Wright for sale board.

Further information

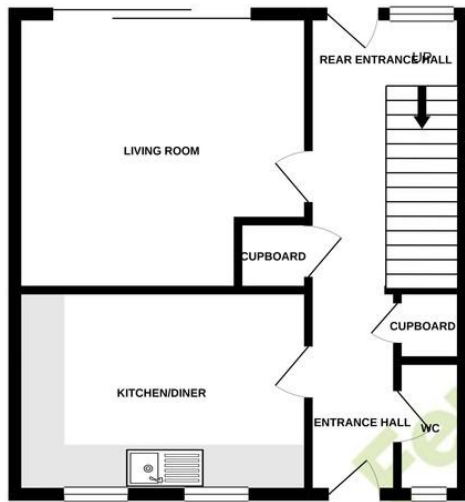
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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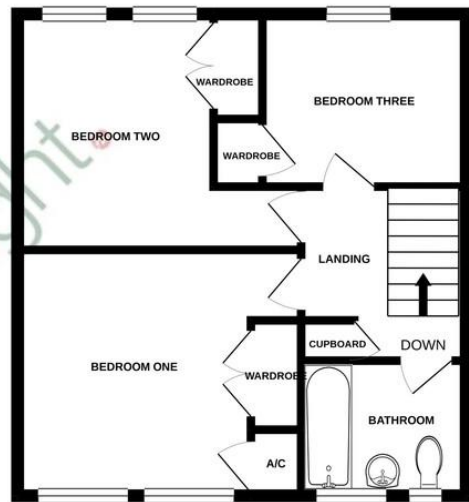
Viewing

To make an appointment to view this property please call us on 01206 763 388.

GROUND FLOOR



1ST FLOOR



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To find out more or book a viewing

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