

168 Butt Road, Colchester, CO3 3DS



Freehold

£275,000

Subject to contract

No onward chain

3 bedrooms
2 reception rooms
1 bathroom



Situated on the popular Butt Road with easy access to the Colchester town centre is this three bedroom semi detached house requiring modernisation and offered with no onward chain.

Some details

General information

A three bedroom semi detached house situated on the popular Butt Road with easy access to Colchester town centre.

Accommodation briefly comprises a lounge with double glazed bay window to the front aspect and a radiator. The dining room has a double glazed window to the rear aspect, two radiators, under stairs cupboard and stairs rising to the first floor. The kitchen has a double glazed window to the side aspect and door to the garden, stainless steel single drainer sink unit inset to worksurface with cupboards and drawers under, matching range of eye level units, space for appliances. There is a conservatory which is not accessible from the property but features double glazed windows throughout and French doors.

The first floor commences with a landing leading to bedroom one with a double glazed window to the front aspect, radiator and a built in cupboard. The family bathroom has an obscure double glazed window to the side aspect, panel bath with shower over, low level W.C, wash hand basin and a radiator. Bedroom three has a double glazed window to the rear aspect and a range of fitted wardrobes, wall mounted boiler and hot water cylinder. Bedroom two has a double glazed window to the rear aspect and a radiator.

Lounge

11' 8" x 11' 10" (3.56m x 3.61m)

Dining room

11' 10" x 11' 5" (3.61m x 3.48m)

Kitchen

13' 9" x 7' 4" (4.19m x 2.24m)

Conservatory

7' 4" x 9' 10" (2.24m x 3m)

Landing

Bedroom one

11' 10" x 11' 2" (3.61m x 3.4m)

Bedroom two

13' 10" x 7' 5" (4.22m x 2.26m)

Bedroom three

9' x 6' 5" (into cupboards) (2.74m x 1.96m)

Bathroom

The outside

The property can be accessed via a side access leading to a patio area and access to the conservatory. The centre section of the garden is mainly laid to lawn with shrub borders and a path leading to a further patio area with a storage shed and plastic greenhouse.

Location

The property is within easy walking distance of Colchester town centre which offers a varied range of shopping facilities, bars and restaurants and both Colchester North Station and Town Station providing links to London Liverpool Street are easily accessible. There are also good primary schools close by and the A12 dual carriageway.

Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - tbc

Directions

From Colchester town centre proceed along Butt Road where the property can be found on the right hand side.

Further information

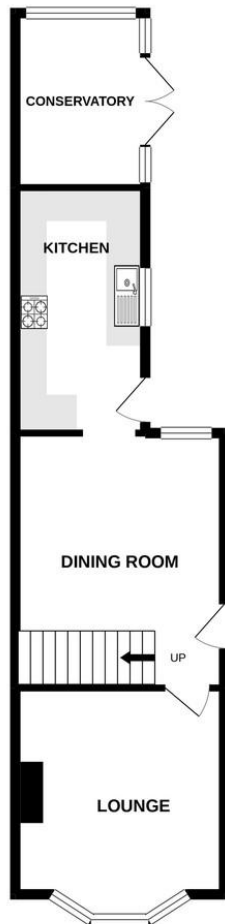
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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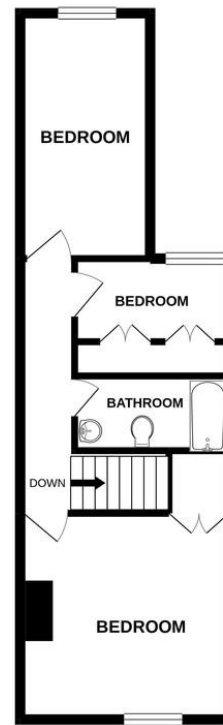
Viewing

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

GROUND FLOOR



1ST FLOOR



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