

17 Circus Square, Colchester, CO2 7TG



**Freehold**

Offers In Excess Of

**£350,000**

Subject to contract

Lovely outlook

- 4 bedrooms
- 1 reception room
- 3 bathrooms



A superbly positioned four bedroom townhouse overlooking a small greensward offering flexible accommodation over three floors.

## Some details

### General information

A well presented four bedroom townhouse with spacious accommodation arranged over three floors including a carport, garage and easy to manage rear garden.

An entrance door leads through to the entrance hall with stair flight to the first floor and cupboard housing the hot water tank.

The guest bedroom has French doors opening out onto the rear garden and a useful en-suite shower room comprising tiled shower cubicle, wash basin with cupboards under and a low level W.C. The utility room has a half glazed door to the rear garden and a work surface with inset single drainer stainless steel sink, cupboards and space under, part tiled walls, recently installed wall mounted gas boiler.

On the first floor the landing has stair flight to second floor and doors leading off. There is a cloakroom with low level W.C and wash basin having cupboards under and a spacious lounge with dual aspect windows. The kitchen/diner is fitted with a modern range of units having work surfaces with a good array of cupboards, drawers and space under, inset one and a half bowl sink, built in four ring hob with microwave under, cooker hood over and there is also a built in double oven and grill. There is an integrated dishwasher, fitted wall units and dual aspect windows.

On the second floor is a shelved linen cupboard and bedroom one has built in wardrobes and an en-suite shower room with tiled shower cubicle, low level W.C and wash basin. There are two additional bedrooms and a bathroom with panelled bath, wash basin, low level W.C and part tiled walls.

### Guest bedroom

13' 3" x 9' 4" (4.04m x 2.84m)

### Ensuite

6' 6" x 3' 9" (1.98m x 1.14m)

### Utility room

7' 6" x 6' (2.29m x 1.83m)

### First floor landing

#### Cloakroom

6' 5" x 2' 6" (1.96m x 0.76m)

#### Lounge

17' 4" x 9' 8" (5.28m x 2.95m)

#### Kitchen/dining room

17' 4" x 8' 9" (5.28m x 2.67m)

### Second floor landing

#### Master bedroom

10' 9" minimum x 9' 9" (3.28m x 2.97m)

### Ensuite

8' x 3' 8" (2.44m x 1.12m)

### Bedroom three

9' 6" x 9' 2" (2.9m x 2.79m)

### Bedroom four

9' 2" x 7' 5" (2.79m x 2.26m)

### Bathroom

7' 6" x 5' 5" (2.29m x 1.65m)

### The outside

To the front of the property there is a pretty garden area with slate chipping making an ideal seating area with views over the central greensward. A shared driveway leads through to a private carport and garage with up and over door.

The rear garden extends to around 35ft. in depth with slate chippings and paved patio areas, raised flower beds and substantial timber shed, side access via gate to the front.

### Where?

The property lies to the south of Colchester within easy reach of the town centre with its excellent range of shopping and recreational facilities, wine bars, restaurants and Mercury theatre. Colchester town railway station is also within comfortable driving distance providing excellent links to London Liverpool Street station.

### Important information

Council Tax Band - D

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

Tenure - Freehold

EPC rating - C

Our ref - GMB

### Agents note

We are advised by the present owners that number 18 Circus Square will be converting their car port into living accommodation and this property will be party to the usual Party Wall Agreement.

### Directions

Proceed to the south of Colchester along the Berechurch Road turning left into Chariot Drive, first right into Mario Way and left into Circus Square.

### 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.



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To find out more or book a viewing

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