

7 Linnet Mews, Colchester, Essex, CO4 5NB



Freehold
Guide Price
£425,000
Subject to contract
Viewing recommended

4 bedrooms
1 reception room
2 bathrooms



Occupying a superb position in a small mews development, close to Colchester General Hospital and mainline railway station. This substantial four bedroom semi-detached house with gas central heating, garage and off road parking.

Some details

General information

Offered, For Sale, with no on going chain, a substantial four bedroom semi-detached house within close proximity to the General Hospital, mainline railway station and central Colchester.

Access to the property is made via an entrance door into the entrance hall featuring a cloakroom with WC and hand basin.

There is a spacious kitchen/breakfast room with worksurfaces having cupboards and space under, inset four ring gas hob with oven and grill under, fitted wall units, one of which houses the gas fired boiler, inset one and half bowl sink, tall storage cupboard, integrated fridge/freezer with a stair flight to the first flooring having an under stairs storage cupboard.

There is a rear facing lounge with French doors opening out onto the garden.

On the first floor landing there is access to the loft space and an airing cupboard housing the hot water tank.

Bedroom one has a double built-in wardrobe and an en-suite shower room with a tiled shower cubicle, wash basin, WC, part tiled walls and vertical towel rail. There are three additional bedrooms, two of which have built-in wardrobes.

The family bathroom comprises of panel bath, pedestal wash hand basin, WC and vertical towel rail.

Cloakroom

Kitchen/breakfast room

16' 0" x 13' 0" (4.88m x 3.96m)

Lounge

16' 0" x 10' 4" (4.88m x 3.15m)

Bedroom one

13' 0" x 10' 4" (3.96m x 3.15m)

Ensuite

6' 0" x 5' 4" (1.83m x 1.63m)

Bedroom two

10' 6" x 8' 6" (3.2m x 2.59m)

Bedroom three

10' 6" x 7' 3" (3.2m x 2.21m)

Bedroom four

9' 6" x 8' 0" (2.9m x 2.44m)

Bathroom

9' 4" x 7' 0" (2.84m x 2.13m)

Outside

To the front of the property there is a small garden area with a driveway providing off road parking and gives access to the integral garage with an up and over door.

To the rear of the property is a patio area with a lawned garden beyond and flower beds.

Location

The property is situation in a small mews, just off Turner Road directly opposite Colchester General Hospital and a short distance from Colchester's mainline railway station. Central Colchester is within easy reach with its excellent range of shopping and recreational facilities, wine bars, restaurants and Mercury Theatre.

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

The photographs shown have been taken previously, prior to the current tenants moving in.

Directions

From our Colchester office proceed along the Northern Approach road taking a right hand turning at the traffic lights into Turner Road, then turn right into Linnet Mews where the property can be located further along on the left hand side.

Further information

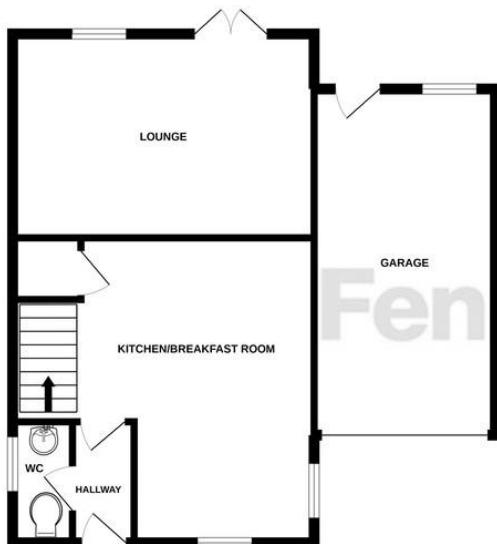
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

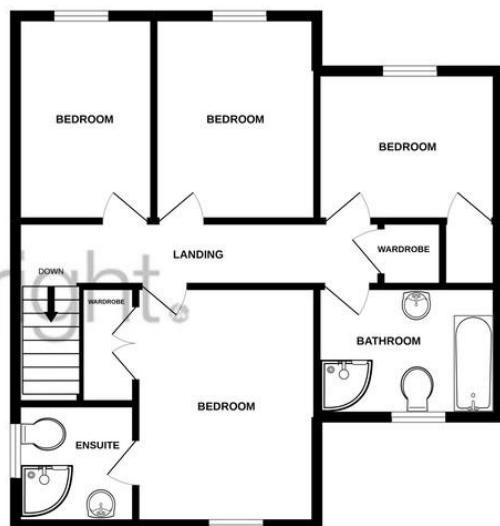
Viewing

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for marketing purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022

To find out more or book a viewing

01206 763 388

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation or sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

