



SUFFOLK CLOSE, COLCHESTER, CO4

GUIDE PRICE £300,000





ENTRANCE HALL

Double glazed entrance porch built in cupboard, glassed door to lounge/ dinner.

LOUNGE/DINER

22' 3" x 12' 10" Double glazed " (6.78m x 3.91m)
Double glazed window the front, radiators x 2, feature fireplace. glassed door to kitchen and inner hall.

KITCHEN

10' 1" x 7' 80" (3.07m x 4.17m) Glassed door to inner courtyard, airing cupboard, recess to side of cupboard, electric cooker, extractor fan, sink unit, worktops with matching eye level units, glassed window to entrance porch, glassed window to lounge/ diner.

INNER HALL

Doors to bedroom one and two, shower room, garden room/ bedroom three.

BEDROOM ONE

15' 6" x 9' 4" (4.72m x 2.84m) Double glazed window to rear, radiator.





BEDROOM TWO

10' 4" x 12' 5" (3.15m x 3.78m) Double glazed window to rear, 1 x radiator.

GARDEN ROOM/ BEDROOM THREE

15' 4" x 8' 9" (4.67m x 2.67m) Window to rear, double glazed door to inner courtyard, double glazed door to rear, double glazed window to rear, built in units, plumbing for Washing machine.

SHOWER ROOM

5' 6" x 6' 8" (1.68m x 2.03m) Window to side, shower cubicle with electric shower, low level wc, hand wash basin, 1 x radiator.



REAR GARDEN

Rear garden, patio area to rear, steps down to lawed area, fenced.

GARAGE

15' 8" x 8' 10" (4.78m x 2.69m) Power and light, electric doors, door to inner courtyard.

DRIVEWAY

Driveway for two vehicles.



- * No Onward Chain
- * Part Double Glazed
- * Gas Central Heating
- * 2/3 Bedrooms
- * Good Size Gardens
- * Needs Refurbishment, Kitchen, Bathroom, Carpets and Decoration
- * Excellent Location





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-10	G		