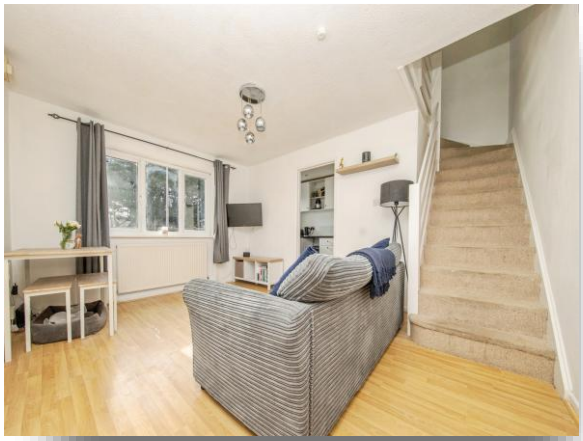
Harwich Road, Colchester, CO4 3DL

welcome to

Harwich Road, Colchester

Offered with NO ONWARD CHAIN this excellent CLUSTER HOUSE is well-presented throughout making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a POPULAR RESIDENTIAL AREA the property is ideal for VARIOUS LOCAL SHOPS, bus services and the A12/A120. An early viewing is highly recommended.



Entrance
The property is entered via the side door with obscure double glazed inset leading to:

Living Room
14' 4" x 11' 2" (4.37m x 3.40m)
Double glazed window to the front aspect, radiator, laminate flooring, stairs rising to the first floor and a door leading to:

Kitchen
14' 4" x 6' 2" (4.37m x 1.88m)
Double glazed window to the front aspect, circular sink and circular drainer with mixer tap inset to the worktop, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, radiator, inset spotlights and laminate flooring.

First Floor Landing
Access to the loft (part boarded), built-in cupboard and doors leading to;

Bedroom One
11' 6" x 8' 6" max (3.51m x 2.59m max)
Double glazed window to the front aspect and a radiator.

Bedroom Two
7' 10" x 5' 10" (2.39m x 1.78m)
Double glazed window to the rear aspect, radiator and laminate flooring.

Bathroom
Obscure double glazed window to the side aspect, corner panel bath with mixer tap/shower attachment and waterfall shower head over, pedestal wash hand basin, low level WC, radiator and part tiled walls.

Front Garden
The front garden is mainly paved with a gate to the front (also providing access for the property to the rear)

Parking
Two parking spaces are provided (in tandem) to the front of the property for off road parking.

check out more properties at williamhbrown.co.uk

welcome to

Harwich Road, Colchester

- Two Bedrooms
- Cluster House
- Well-Appointed Kitchen
- First Floor Bathroom
- Two Parking Spaces

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£210,000

Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk

The Property Ombudsman

Property Ref:
CSJ109961 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

01206 843464

ColchesterStJohns@williamhbrown.co.uk

42a St Christopher Road, Colchester, Essex, CO4 0NA

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.