



Longcroft Road, Colchester, CO4 3AR

welcome to

Longcroft Road, Colchester

This fantastic EXTENDED SEMI-DETACHED HOUSE provides SUBSTANTIAL FAMILY ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Situated in a SOUGHT-AFTER RESIDENTIAL AREA the property is ideal for LOCAL SCHOOLS, various shops, BUS SERVICES and the A12/A120. Early viewing is highly recommended.



Entrance

The property is entered via the front door with obscure double glazed circular inset leading to:

Porch

Two obscure double glazed windows to the front aspect, fitted cupboard and a door leading to:

Living Room

Double glazed windows to the front and side aspects, built-in understairs cupboards, radiator, stairs rising to the first floor and open access leading to:

Dining Room

Radiator and doors leading to;

Utility Room

Part obscure double glazed side door to the side path and rear garden, double glazed window to the rear aspect, built-in cupboard (housing the Vaillant boiler and gas/electric meters), radiator, laminate flooring and a door leading to:

Cloakroom

Obscure double glazed window to the rear aspect, low level WC, wash hand basin with mixer-tap, tiled splashbacks, heated towel rail, extractor fan, inset spotlights and laminate flooring.

Kitchen

Double glazed window to the side aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, range of wall and floor mounted matching cupboards with drawers, Rangemaster double oven with five-ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher, inset spotlights, laminate flooring and a door leading to:

Conservatory

Double glazed French doors opening onto the rear garden, double glazed windows to the rear and side aspects, radiator and laminate flooring.

First Floor Landing

Access to the loft (part boarded with a loft ladder), radiator and doors leading to;

Bedroom One

Double glazed window to the front aspect, built-in airing cupboard (housing the water tank with shelving) and a radiator.

Bedroom Two

Double glazed window to the rear aspect, built-in cupboard and a radiator.

Bedroom Three

Double glazed window to the front aspect, built-in cupboard and a radiator.

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer-tap and adjustable shower head/mixer-tap with waterfall shower head over, wash hand basin with mixer-tap, low level WC, heated towel rail, extractor fan and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, wooden shed, greenhouse and external tap.

Garage

Up and over door to the front, door to the side with power and lighting connected.

Parking

The driveway can be found to the front and side of the property with double gates to the side.



check out more properties at williamhbrown.co.uk



welcome to

Longcroft Road, Colchester

- Three Bedrooms
- Extended Semi-Detached House
- Living Room and Dining Room
- Kitchen and Utility Room
- Family Bathroom and Cloakroom

Tenure: Freehold EPC Rating: Awaited

£350,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CSJ109944 - 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.

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.



01206 843464



ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk