



**Antonio Walk, Colchester, CO4 3TG**

**welcome to**

**Antonio Walk, Colchester**

\*\*\*£300,000-£325,000 GUIDE PRICE\*\*\* Offered with NO ONWARD CHAIN this charming SEMI-DETACHED HOUSE offers the potential to make the PERFECT HOME FOR GROWING FAMILIES. Situated in a POPULAR RESIDENTIAL AREA the property is ideal for LOCAL SCHOOLS, various shops, UNIVERSITY OF ESSEX and the A12/A120.



## Entrance

The property is entered via the front door leading to:

## Hallway

Radiator, built-in understairs cupboard (housing the electric meter), stairs rising to the first floor, doors leading to the kitchen and cloakroom and multi-paned French door opening onto:

## Lounge / Dining Room

Double glazed French doors (with 7-lock security system) opening onto the rear garden flanked with double glazed windows, double glazed bow window to the front aspect, serving hatch (from the kitchen) and two radiators.

## Kitchen / Breakfast Room

Double glazed door (with 7-lock security system) opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers, built-in electric double oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and dishwasher, built-in cupboard (housing the boiler), serving hatch (to the lounge/dining room), radiator and tiled flooring.

## Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin, tiled splashbacks and a radiator.

## First Floor Landing

Double glazed window to the side aspect, access to the loft (with a loft ladder), built-in airing cupboard (housing the water tank with shelving) and doors

leading to;

## Bedroom One

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

## Bedroom Two

Double glazed window to the front aspect, fitted wardrobes with cupboards and a radiator.

## Bedroom Three

Double glazed window to the front aspect and a radiator.

## Bedroom Four

Double glazed window to the rear aspect and a radiator.

## Shower Room

Obscure double glazed window to the side aspect, double shower cubicle with Aqualisa electric shower and adjustable shower head, wash hand basin with mixer-tap and cupboard under, low level WC, chrome heated towel rail, extractor fan and part aqua-boarded walls.

## Front Garden

The front garden is mainly laid to lawn with the boxed gas meter and central path leading to the front door.

## Rear Garden

The rear garden is partly laid to lawn with a paved patio area, central path leading to the rear, flower beds to the sides, external tap and further access via the front gate/side path and the rear gate (for access to the parking area - also reached via Arrow Road).

## Garage

Up and over door to the front with power and lighting connected (accessed via Arrow Road).

## Parking

A parking space is also provided directly in front of the garage.



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welcome to

## Antonio Walk, Colchester

- Four Bedrooms
- Semi-Detached Family House
- Spacious Lounge/Dining Room
- Shower Room and Cloakroom
- Attractive Rear Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£300,000-£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109866 - 0003

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