



Jackson & Co

25 Cambie Crescent

Colchester, CO4 5DW

- THREE BEDROOMS
- EN-SUITE BATHROOM TO MASTER
- SEPARATE SHOWER ROOM
- OPEN PLAN

Guide Price £280,000

EPC Rating 'TBC'





Property Description

OVERVIEW

Located close to North Station in the Mile End Area we are delighted to offer this three bedroom semi-detached town house which is vacant and is being offered with no on-going chain. This property also benefits from a driveway and garage.

ENTRANCE HALL

Stairs to first floor, radiator.

LOUNGE AREA

17' 1" x 10' 6" (5.21m x 3.2m) Double glazed window to front, radiator, down lighters to ceiling.

KITCHEN/DINING AREA

13' 10" x 12' 1" (4.22m x 3.68m) Stainless steel round bowl single drainer sink unit with cupboards under, matching base and eye level cupboards, work surfaces, integrated oven, hob and extractor fan, breakfast bar, washing machine, dishwasher and fridge freezer, gas boiler in cupboard space, double glazed French doors and windows



to rear.

CLOAKROOM

Low level WC, pedestal wash basin, radiator, extractor fan.

FIRST FLOOR LANDING

Stairs to second floor, radiator, double glazed window to front.

BEDROOM TWO

13' 11" x 9' 3" (4.24m x 2.82m) Two double glazed windows to rear, radiator, down lighters to ceiling.

BEDROOM THREE

9' 0" x 7' 0" (2.74m x 2.13m) Double glazed window to front, radiator.

SHOWER ROOM

Tiled shower cubicle, low level WC, pedestal wash basin, heated towel rail, extractor fan, down lighters to ceiling.

SECOND FLOOR LANDING

Airing cupboard

MASTER BEDROOM ONE

12' 3" x 10' 4" (3.73m x 3.15m) Double glazed dormer window to front, radiator, access to loft space, wardrobe cupboard.



EN-SUITE BATHROOM

Panelled bath, low level WC, pedestal wash basin, heated towel rail, extractor fan, down lighters to ceiling, Velux window.

OUTSIDE

There is a driveway to the side providing off road parking. Side access to the rear garden which is patioed and shingled being enclosed by fencing. There is also a garage with power and light connected.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.