



Parnell Close, Colchester, CO2 8PF

£245,000

123 FOOT LONG x 33 FOOT WIDE PLOT WITH ROOM TO EXTEND. THREE BEDROOM SEMI DETACHED HOUSE IN QUIET CUL-DE-SAC. This well cared for family home sits on a substantial plot with a sunny South facing rear garden. There is gas central heating with a 'Worcester' boiler and uPVC double glazing throughout with 5 years left on the warranty. Living room with door to the garden, fitted kitchen with white goods included and separate utility room. Outside there are large gardens with the potential for ample off road parking.

Entrance Hall

9'8" x 5'10" (2.96 x 1.78)



uPVC double glazed entrance door and window to the front, stairs rising the first floor, radiator

Living Room

17'8" x 10'7" (5.41 x 3.25)



Bright sunny room with two uPVC windows to the rear and a door to the garden. Feature gas fire, laminated wooden flooring, radiator

Kitchen

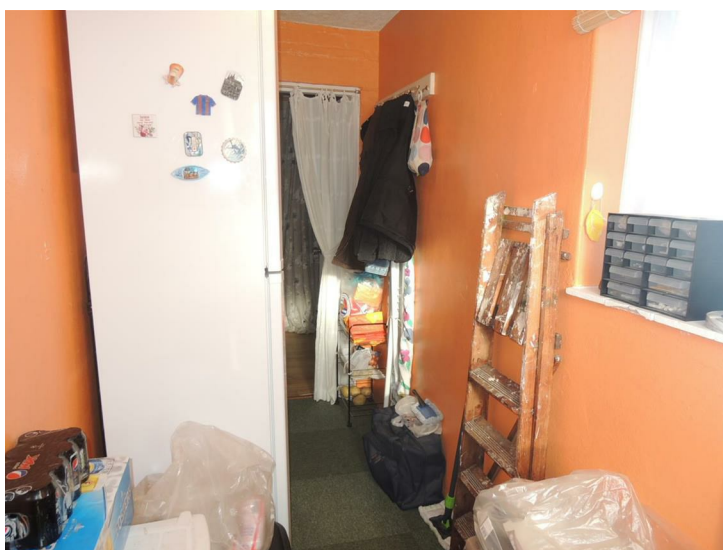
12'2" x 5'10" (3.72 x 1.79)



uPVC double glazed window to the front. Fitted with a range of contemporary white fronted, wall and floor mounted units and light wood effect roll top work surfaces with an inset stainless steel, one and a half bowl sink unit with mixer taps over. Integrated fridge, plus free standing electric cooker and washing machine to remain. Wall mounted "Worcester" gas boiler, which we understand is serviced annually, proving hot water and central heating.

Utility Room

10'8" x 4'5" (3.26 x 1.36)



uPVC double glazed window to the side and door to the rear garden

Landing

8'5" x 5'11" (2.57 x 1.81)



uPVC double glazed window to the front, access to the loft space which we understand is insulated

Bedroom One

12'5" x 10'9" (3.80 x 3.29)



uPVC double glazed window to the rear, fitted wardrobes, built-in airing cupboard housing hot water cylinder with electric immersion heater with slatted wooden shelving over, radiator

Bedroom Two

9'11" x 5'11" (plus 4'9" x 2'8" door recess) (3.03 x 1.82 (plus 1.46 x 0.82 door recess))



uPVC double glazed window to the rear, radiator.

Bedroom Three

10'9" x 6'10" (3.28 x 2.10)



uPVC double glazed window to the front, radiator

Bathroom

6'5" x 5'11" (1.96 x 1.82)



uPVC double glazed window to the front. White bathroom suite comprising of panelled bath, pedestal wash basin and low level W.C. Radiator

Outside

123' x 33' (plot) (37.49m x 10.06m (plot))



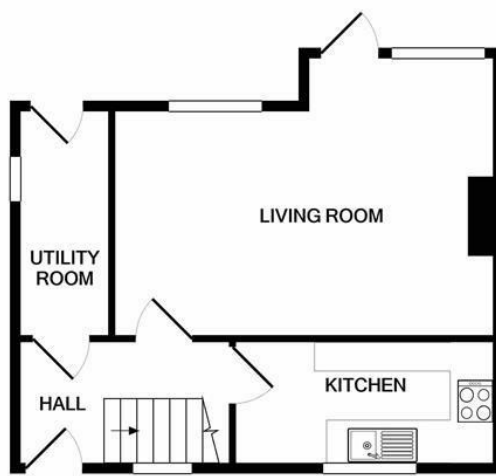
To the front is a large garden area laid to lawn and partly enclosed by hedging - there is potential here to provide ample off road parking for several vehicles (Subject to planning).

There is also good space to the side of the property which would potentially allow vehicular access to the rear and /or the provision of a garage or an extension to the house (Subject to planning).

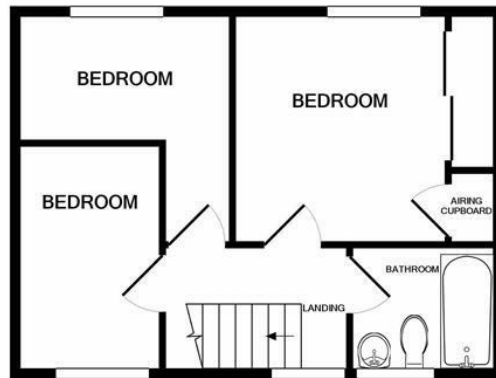
To the rear is an enclosed lawned garden of approx 45' x 33' with a timber shed.

DISCLAIMER

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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