

48 Cambie Crescent, Colchester, CO4 5DW



**Freehold**

**£295,000**

Subject to contract

**3 bedrooms**  
**1 reception room**  
**2 bathroom**



A modern three storey townhouse with open plan living accommodation, garage and parking within easy access of Colchester North.

## Some details

### General information

A modern three bedroom townhouse within easy access of Colchester North Station and General Hospital with accommodation briefly comprising of an entrance hall with stairs to the first floor and door through to the open plan living space. The living room has a window to the front and door to the cloakroom with wc and wash hand basin. The living room is open through to the kitchen/breakfast room, a light and airy room with full height windows and French doors to the garden as well as roof light windows. The kitchen is fitted with a range of modern units including an island with gas hob, extractor over and seating area. There is an inset sink, matching eye level cupboards and space for further appliances.

On the first floor are bedrooms two and three and a shower room, fitted with a shower cubicle, wc and wash hand basin.

On the second floor is the master bedroom suite with box bay window to the front and a built-in wardrobe. The ensuite has a velux window to the rear, panel bath, wc and wash hand basin.

### Entrance hall

### Living room

16' 11" x 10' 6" (5.16m x 3.2m)

### Kitchen/breakfast room

13' 10" x 10' 10" (4.22m x 3.3m)

### Landing

### Bedroom two

13' 10" x 9' 3" (4.22m x 2.82m)

### Bedroom three

8' 10" x 7' (2.69m x 2.13m)

### Shower room

### Landing

### Master bedroom

10' 11" x 10' 4" (3.33m x 3.15m)

### Ensuite

### The outside

To the side of the property is a garage with parking to the front. To the rear of the property is a low maintenance garden with decked and patio areas.

### Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

### Agents note

We understand that the garage of the property is on a separate lease. The lease commenced on 25.03.2002 for 990 years. There is a service charge for this of £128.27 every 6 months we also understand there is a peppercorn ground rent of a £1 per annum.

### Directions

From Colchester North Station proceed along the Northern Approach Road, take the left turning into Dickenson Road, right into Cambie Crescent, first left turning and the property will be found along on the left hand side.

### Further information

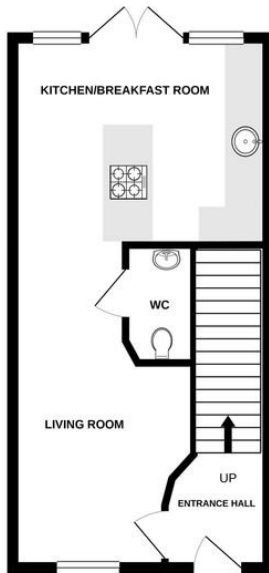
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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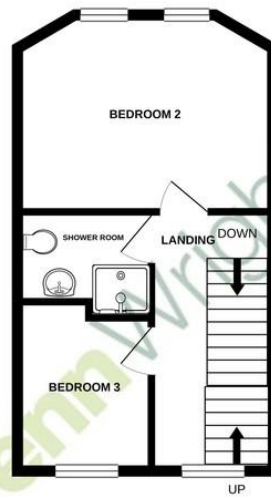
### Viewing

To make an appointment to view this property please call us on 01206 763 388.

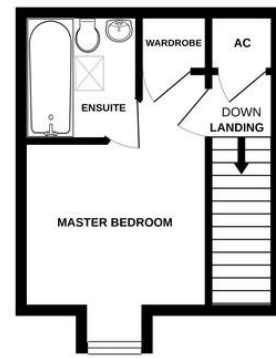
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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To find out more or book a viewing

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