

132 Magnolia Drive, Colchester, CO4 3LX



Freehold

Guide Price

£230,000-

£240,000

Subject to contract

No onward chain

- 4** bedrooms
- 1** reception room
- 3** bathrooms



A four bedroom, semi-detached family home on the Greenstead Estate to the east of Colchester.

Some details

General information

A four bedroom, semi-detached family home on the Greenstead Estate to the east of Colchester. Offering potential as an HMO for student lets, is in a prime position and offered for sale with no onward chain.

On entering the property the hall has storage cupboards, stairs to the first floor and doors to the kitchen, ground floor bedroom, shower room and a door to the rear giving access to the rear garden. The kitchen is a generous and well presented room with a range of cupboards and drawers with worksurfaces over and matching wall mounted units. There is an integrated double oven, hob with extractor and space and plumbing for further appliances. The room has a window to the front and a door to the lounge/dining room which is a generous reception room with window and part glazed door to the rear garden. The ground floor bedroom has a window to the rear and the shower room comprises of a shower cubicle, wc and wash hand basin.

On the first floor the landing has a window to the side, large storage cupboard and doors to the three bedrooms and bathroom. The main bedroom is a generous double with window overlooking the rear garden and door to an ensuite with shower cubicle, wc and wash hand basin. There are two further double bedrooms, both with windows to the front and the bathroom comprises a panel path, wc and wash hand basin.

Entrance hall

Kitchen

12' 5" reducing to 10'6" x 10' (3.78m x 3.05m)

Lounge/dining room

19' 6" reducing to 16'3" x 9' 2" (5.94m x 2.79m)

Bedroom

10' 1" x 6' 5" (3.07m x 1.96m)

Shower room

5' 11" x 5' 10" (1.8m x 1.78m)

Landing

16' x 5' 8" (4.88m x 1.73m)

Bedroom one

13' 7" x 9' 11" (4.14m x 3.02m)

Ensuite

6' 2" x 5' 8" (1.88m x 1.73m)

Bedroom two

10' 2" x 8' 8" (3.1m x 2.64m)

Bedroom three

10' 1" x 7' (3.07m x 2.13m)

Bathroom

7' reducing to 6'5" x 6' (2.13m x 1.83m)

The outside

The property has a lawned garden to the front with an adjacent driveway providing off road parking and leading to the garage.

To the rear of the property the rear garden is mainly laid to lawn with shrubs and a small amount of paving, enclosed by timber fencing.

Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - C

Directions

Head away from Colchester town centre east along St Andrews Avenue and continue onto Cowdray Avenue. Turn left at the Greenstead roundabout onto Avon Way, continue over the first roundabout and take the second left into Magnolia Drive where the property will be found on the left hand side marked by a Fenn Wright for sale board.

Further information

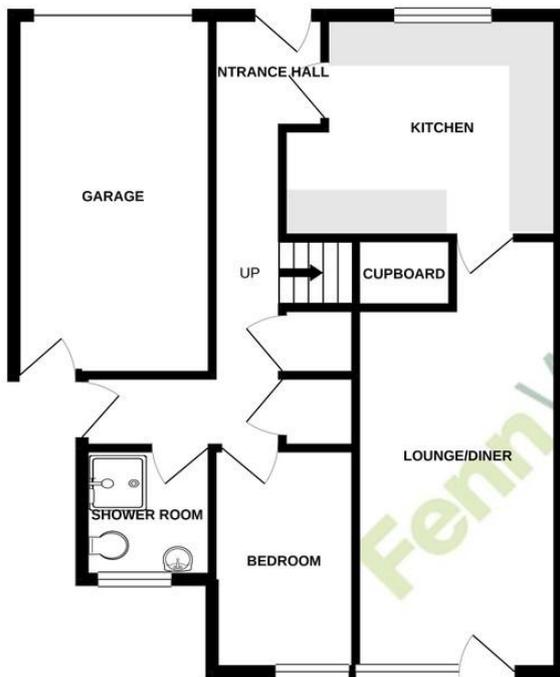
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2020

To find out more or book a viewing

01206 763 388

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

