




william
h brown
for sale
Colchester St Johns
01206 843464
williamhbrown.co.uk

Ipswich Road, Colchester, CO4 0EX


william
h brown

welcome to

Ipswich Road, Colchester

This impressive EXTENDED SEMI-DETACHED HOUSE provides GENEROUS FAMILY ACCOMMODATION and is EXCEPTIONALLY WELL-PRESENTED THROUGHOUT. Situated on the NORTH SIDE OF COLCHESTER the property is ideal for LOCAL SCHOOLS, various shops, BUS ROUTES and the A12/A120.



Entrance

The property is entered via the front door with obscure double glazed insets leading to:

Entrance Hall

Obscure double glazed windows to the front aspect, double glazed window to the side aspect, radiator, solid oak flooring, stairs rising to the first floor and doors leading to;

Living Room

Double glazed 1930's style rounded bay window to the front aspect, chimney breast, fireplace feature, radiator, picture rail, dado rail and solid oak flooring.

Cloakroom

Low level WC, pedestal wash hand basin with mixer-tap, tiled splashbacks, radiator, extractor fan and solid oak flooring.

Open Plan Living Space Family / Dining Room

Double glazed French doors opening onto the rear garden flanked with double glazed windows, two double glazed windows to the side aspect, two radiators, Karndean flooring and open access to:

Kitchen / Breakfast Area

Double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, extensive range of high-gloss wall and floor mounted matching cupboards and drawers, integral dishwasher, built-in Bosch electric double oven with Siemens five-ring gas hob and cooker hood over, radiator, inset spotlights, Karndean flooring and a door leading to:

Utility Room

Plumbing for a washing machine and Karndean flooring.

First Floor Landing

Two double glazed windows to the side aspect, access to the loft, built-in airing cupboard (housing the Glow Worm boiler with shelving), built-in cupboard and doors leading to;

Bedroom One

Double glazed window to the rear aspect, fitted wardrobes with mirror-fronted sliding doors (with concealed access to the en-suite shower) and a radiator.

En-Suite Shower

Double shower cubicle with power shower, wash hand basin with mixer-tap, low level WC, chrome heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

Bedroom Two

Double glazed window to the front aspect, chimney breast, fitted wardrobes and a radiator.

Bedroom Three

Double glazed window to the front aspect and a radiator.

Bedroom Four

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

Family Bathroom

Enclosed panel bath with mixer-tap, power shower, pedestal wash hand basin with mixer-tap, low level WC, chrome heated towel rail and part tiled walls.

Rear Garden

The generous rear garden is mainly laid to lawn with a flagstone paved patio area, flower beds to the sides, a summerhouse to the rear, two wooden sheds, external tap and further access via the front gate and side path.

Driveway

The driveway can be found to the front and side of the property providing off road parking for several vehicles.



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welcome to

Ipswich Road, Colchester

- Four Bedrooms
- Extended Semi-Detached House
- Open Plan Kitchen/Family Room
- En-Suite to the Master Bedroom
- Utility and Cloakroom

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

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ110042 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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