



Ipswich Road, Colchester, CO4 0AF

welcome to

Ipswich Road, Colchester

Offered with NO ONWARD CHAIN this excellent GROUND FLOOR MAISONETTE has been REFURBISHED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a POPULAR AREA the property is ideal for LOCAL SCHOOLS, various shops, BUS ROUTES and the A12/A120.



Entrance

The property is entered via the part obscure double glazed side door leading to:

Hallway

Built-in under-stairs cupboard, radiator and doors leading to;

Bedroom One

Double glazed window to the front aspect and a radiator.

Bedroom Two

Double glazed window to the front aspect and a radiator.

Bedroom Three

Obscure double glazed side door (providing access from the side path), built-in cupboard (housing the boiler) and a built-in wardrobe.

Shower Room

Obscure double glazed window to the side aspect, shower quadrant with adjustable shower head, pedestal wash hand basin, heated towel rail, plumbing for a washing machine and aqua-boarded walls.

Separate Wc

Obscure double glazed window to the side aspect and low-level WC.

Open Plan Living Space

Lounge Area

Open plan lounge area with a chimney breast, fireplace feature and vertical designer radiator.

Kitchen / Dining Area

Double glazed window to the rear aspect, single sink and drainer with mixer-tap inset to the worktop, brick-patterned tiled splashbacks, range of white high-gloss wall and floor mounted cupboards and drawers, breakfast bar, built-in electric oven, four-ring electric hob with cooker hood over and additional pop-up plug sockets.

Rear Garden

The rear garden is mainly paved with a gate to the rear providing access to the garage.

Front Garden

The front garden is mainly pea shingled and partly block paved with various shrubs and a shared pathway to the side.



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Ipswich Road, Colchester

- Three Bedrooms
- Ground Floor Maisonette
- Open Plan Living Space
- High-Gloss Kitchen/Dining Area
- Front and Rear Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 152 years from 19 Jun 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109673 - 0009

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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