



Brigade Grove, Colchester, CO2 7FY

welcome to

Brigade Grove, Colchester

This modern and beautifully presented four bedroom detached house is situated on the south side of Colchester, within 1 mile of the city centre and train station. The property offers excellent access to local grocery shop, doctor's surgery, Old Heath Recreation Ground, schools and amenities.



This spacious and well presented family home is situated in a cul-de-sac position, within close proximity of amenities and transport links.

Ground floor accommodation comprises entrance hall, cloakroom, 19 ft lounge, separate dining room, modern kitchen and utility room.

The first floor offers master bedroom with en suite shower room, three further bedrooms and a family bathroom.

Externally the property benefits from generous rear garden with detached Studio which is perfect for many uses and is currently used as an office/gym.

Additionally there is a garage and allocated parking space.

Agents Note

There is a small service charge payable with this property of approximately £200 per annum to cover maintenance of communal areas.

Entrance Door To:

Entrance Hall

Radiator, Amtico flooring, stairs to first floor, built-in cupboard, doors to:

Living Room

19' 9" x 11' 2" (6.02m x 3.40m)

Upvc double glazed window to front, two upvc double glazed windows to side, upvc double glazed French doors to side, Amtico flooring, two radiators.

Dining Room

10' 1" max x 8' 9" max (3.07m max x 2.67m max)

Upvc double glazed window to front, upvc double glazed window to side, radiator, Amtico flooring.

Kitchen

11' 6" max x 9' 5" max (3.51m max x 2.87m max)

Modern range of matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, built-in double oven and hob with stainless steel splashback and extractor fan over, integrated fridge/freezer and dishwasher, Amtico flooring, upvc double glazed window to side, door to:

Utility Room

6' 10" max x 5' 1" max (2.08m max x 1.55m max)

Modern base and eye level units, work surfaces, inset stainless steel sink unit with mixer tap, wall mounted boiler, Amtico flooring, built-in washing machine, upvc double glazed door to rear.

First Floor Accommodation

Landing

Large built-in storage cupboard, carpet, radiator, doors to:

Bedroom One

11' 10" max x 11' 5" max (3.61m max x 3.48m max)

Upvc double glazed windows to side and rear, carpet, radiator, door to:

En Suite

Modern white suite comprising shower cubicle, low level w.c. and pedestal wash hand basin, part tiled walls, tiled floor, upvc double glazed obscure window to rear.

Bedroom Two

11' 7" max into wardrobe x 9' 10" max (3.53m max into wardrobe x 3.00m max)

Upvc double glazed window to rear, radiator, carpet.

Bedroom Three

9' 9" max x 8' max (2.97m max x 2.44m max)

Upvc double glazed window to front, radiator, carpet.

Bedroom Four

10' 4" max into wardrobe x 8' 4" max (3.15m max into wardrobe x 2.54m max)

Upvc double glazed window to front, radiator, carpet.

Family Bathroom

Modern white suite comprising panel enclosed bath with shower over and screen, pedestal wash hand basin and low level w.c., part tiled walls, Amtico flooring, radiator, wall mounted cabinets and shelf, upvc double glazed window to front.

Outside

Parking & Garage

There is a Garage to the rear of the property, accessed from the garden and one allocated parking space.

Rear Garden

There is a generous and well maintained rear garden which commences with patio seating area, the remainder being mainly laid to artificial lawn with studio, shed and access gate to side, all enclosed by panel fencing

Studio

13' 3" x 9' 5" (4.04m x 2.87m)

There is a useful outbuilding/studio with power connected, laminate wood flooring, ceiling spotlights and upvc double glazed windows and French doors. This is currently used as a home office/gym.

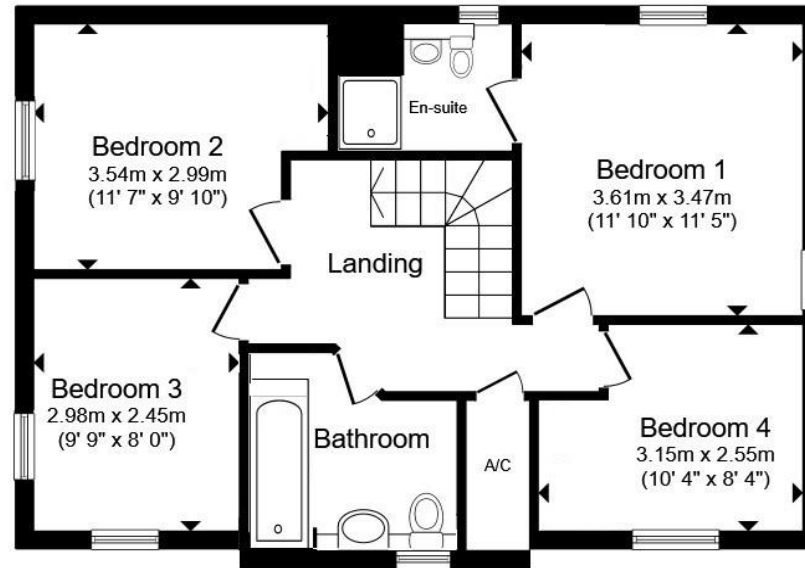


view this property online williamhbrown.co.uk/Property/CCS121554

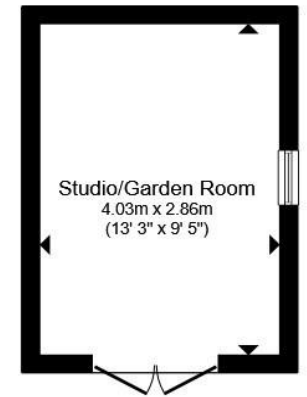




Ground Floor



First Floor



Outbuilding

Total floor area 126.3 m² (1,360 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Brigade Grove, Colchester

- Modern Detached Family Home
- Two Reception Rooms
- Modern Kitchen & Utility
- Cloakroom, En Suite & Bathroom
- Four Bedrooms
- Detached Studio & Generous Garden
- Parking & Garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

offers in excess of

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS121554



Property Ref:
CCS121554 - 0003

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.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1
1JG



williamhbrown.co.uk