

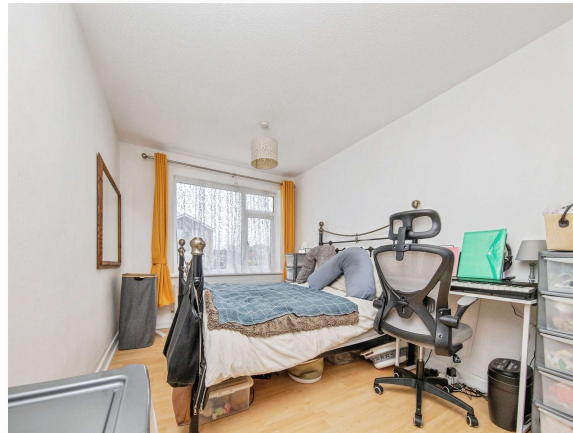


Suffolk Close, COLCHESTER, CO4 0AY

welcome to

Suffolk Close, COLCHESTER

This fantastic GROUND FLOOR MAISONNETTE is WELL-PRESENTED THROUGHOUT offering WELL-PROPORTIONED ACCOMMODATION making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a SOUGHT-AFTER LOCATION the property is ideal for VARIOUS SHOPS, local schools, BUS SERVICES 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 (housing the gas and electric meters), radiator, laminate flooring and doors leading to;

Bedroom One

Double glazed window to the front aspect, radiator and laminate flooring.

Bedroom Two

Double glazed window to the front aspect, fitted wardrobes with sliding doors, radiator and laminate flooring.

Living Room

Double glazed window to the rear aspect, chimney breast, radiator and laminate flooring.

Kitchen

Part obscure double glazed side door opening onto the side garden, double glazed window to the rear aspect, single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher and the wall-mounted Ideal boiler.

Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with adjustable shower head/mixer-tap and waterfall shower head over, wash hand basin with mixer-tap, heated towel rail and part aqua-boarded walls.

Separate Wc

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

Side Garden

The side garden is mainly laid to lawn with a paved patio and further access via the side gate.

Garage

There is a garage en-bloc with up and over door to the front.



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welcome to

Suffolk Close, COLCHESTER

- Two Double Bedrooms
- Ground Floor Maisonette
- Well-Appointed Kitchen
- Bathroom and Separate WC
- Attractive Side Garden

Tenure: Leasehold EPC Rating: C

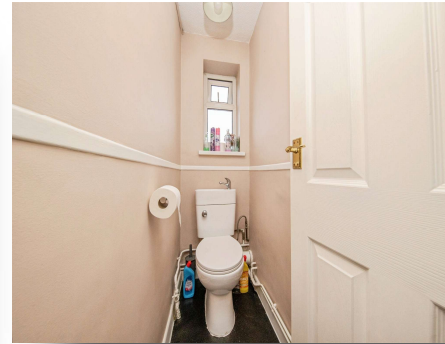
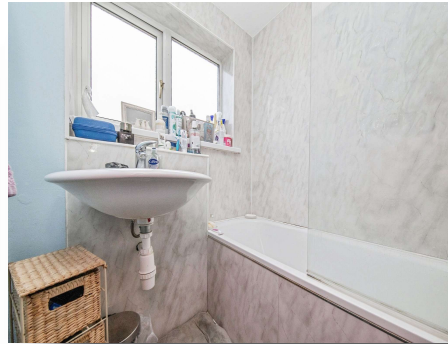
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109950 - 0006

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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