



Silcock Close, Colchester CO4 0PA

welcome to

Silcock Close, Colchester

This excellent GROUND FLOOR MAISONETTE is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS situated in a SOUGHT-AFTER CUL-DE-SAC off Ipswich Road being convenient for LOCAL SHOPS, bus services and the A12/A120.



Entrance

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

Up and over door to the front.

Hallway

Built-in cupboard (with plumbing for a washing machine and housing the water tank) and doors leading to;

Bedroom

11' 10" x 9' (3.61m x 2.74m)

Double glazed window to the front aspect and an electric heater.

Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with adjustable shower head and mixer-tap, pedestal wash hand basin, low level WC, chrome heated towel rail and part tiled walls.

Lounge / Dining Room

15' 4" x 11' max (4.67m x 3.35m max)

Two double glazed windows to the front aspect, electric heater and a door leading to:

Kitchen

7' 6" x 5' 4" (2.29m x 1.63m)

Double glazed window to the rear aspect (overlooking the rear garden), 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, four-ring electric hob with cooker hood over and spotlights.

Rear Garden

Enclosed with panel fencing the rear garden is mainly paved and accessed via the side gate (with access via the neighbouring garden).

Front Garden

The front garden is mainly laid to lawn.

Garage

16' x 8' (4.88m x 2.44m)



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- One Bedroom
- Ground Floor Maisonette
- Private Courtyard Rear Garden
- Stylish Fitted Kitchen
- Modern Bathroom

Tenure: Leasehold EPC Rating: C

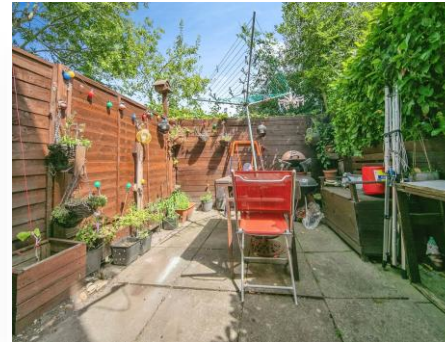
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 161 years from 24 Dec 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109012 - 0003

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