



**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. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109673 - 0007

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