



Salary Close, Parsons Heath, COLCHESTER, CO4 3HL



welcome to

Salary Close, Parsons Heath, COLCHESTER

Offered with NO ONWARD CHAIN this excellent DETACHED BUNGALOW with SEPARATE ANNEX provides GENEROUS ACCOMMODATION making the PERFECT FAMILY HOME. Situated in a POPULAR CUL-DE-SAC the property is ideal for LOCAL SCHOOLS, various shops, bus routes and the A12/A120.



Entrance

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

Porch

Double glazed window to the front aspect and a door leading to:

Lounge / Dining Room

Double glazed window to the front aspect, chimney breast, fireplace feature, radiator and doors leading to;

Kitchen

Double glazed side door to the side lean-to/courtyard, double glazed window to the side aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of grey high-gloss wall and floor mounted matching cupboards and drawers, electric cooker point, cooker hood over, plumbing for a washing machine, built-in cupboard and a radiator.

Inner Hallway

Access to the loft, built-in cupboard and doors leading to;

Bedroom One

Double glazed window to the rear aspect, walk-in wardrobe area (housing the wall-mounted Baxi boiler) and a radiator.

Bedroom Two

Double glazed window to the rear aspect and a radiator.

Bedroom Three

Double glazed window to the rear aspect and a radiator.

Bathroom

Double glazed window to the side aspect, enclosed panel bath with mixer-tap and adjustable shower head with mixer-tap, vanity wash hand basin with mixer-tap and cupboard under, low level WC, heated towel rail and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a path leading to the annex and further access via side gate.

Front Garden

The front garden is mainly laid to lawn with a paved patio and gated access to the lean-to/courtyard area.

Lean To / Courtyard

The enclosed lean-to/courtyard can be found to the side of the property providing an additional covered storage area.

Parking

The driveway can be found to the side front of the property providing off road parking.

Self-Contained Annex Lounge Area

Double glazed French door to the front aspect (for access from the rear garden), radiator, door to the shower room and open access to:

Kitchen Area

Double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer-tap, tiled splashbacks, high-gloss wall and floor mounted cupboards and drawers, two-ring hob and cooker hood, plumbing for a washing machine, wall-mounted Ideal boiler and a door leading to:

Bedroom

Double glazed window to the front aspect, built-in wardrobes with mirror-fronted sliding doors and a radiator.

Shower Room

Obscure double glazed window to the rear aspect, shower cubicle with adjustable shower head and mixer-tap, pedestal wash hand basin with mixer-tap, low level WC, chrome heated towel rail, extractor fan and part aqua-boarded walls.

Converted Garage

The converted garage provides an additional living space (with separate storage area to the front) and a rear door leading to:

Rear Courtyard

With a concealed storage shed.

Kitchen

Double glazed side door to the side lean-to/courtyard, double glazed window to the side aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of grey high-gloss wall and floor mounted matching cupboards and drawers, electric cooker point, cooker hood over, plumbing for a washing machine, built-in cupboard and a radiator.



view this property online williamhbrown.co.uk/Property/CSJ107541



welcome to

Salary Close, Parsons Heath COLCHESTER

- Three Bedrooms
- Detached Bungalow
- Self-Contained One Bedroom Annex
- Well-Appointed Throughout
- Driveway for Off Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ107541



Property Ref:
CSJ107541 - 0004

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 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk