



**Harwich Road, Colchester, CO4 3DN**



**welcome to**

**Harwich Road, Colchester**

Offered with NO ONWARD CHAIN this excellent END-TERRACE HOUSE is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a POPULAR RESIDENTIAL AREA the property is convenient for LOCAL SCHOOLS, various shops and the A12/A120.



### **Entrance**

The property is entered via the front door with obscure double glazed insets leading to:

### **Hallway**

Radiator, laminate flooring, inset spotlights, stairs rising to the first floor and part glazed doors leading to:

### **Lounge / Dining Room**

Double glazed French doors opening onto the rear garden (flanked with double glazed windows), double glazed windows to the front and side aspects, two radiators and inset spotlights.

### **Kitchen**

Double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, brick patterned tiled splashbacks, range of white high-gloss 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, built-in understairs cupboard, inset spotlights and tiled flooring.

### **First Floor Landing**

Obscure double glazed Velux skylight window to the rear aspect, built-in airing cupboard (housing the water tank with shelving), fitted cupboards, inset spotlights and doors leading to;

### **Bedroom One**

Double glazed dormer window to the front aspect, access to the loft and a radiator.

### **Bedroom Two**

Double glazed dormer window to the front aspect, fitted wardrobes with mirror fronted sliding doors,

built-in cupboard, radiator, inset spotlights and laminate flooring.

### **Bathroom**

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

### **Rear Garden**

The rear garden is mainly paved with external tap, double power points, access to the side garden area and further access via the front gate and side path.

### **Side Garden**

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

### **Front Garden**

The front garden is mainly laid to lawn with boxed gas and electric meters and steps leading up to the front door.

### **Garage**

The garage can be found to the side of the property with up-and-over door to the front and power connected.

### **Driveway**

The block paved driveway can be found directly in front of the garage providing off road parking. A visitors parking space is also available adjacent to the property.



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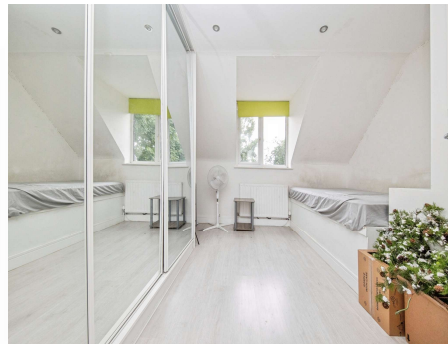
## Harwich Road, Colchester

- Two Double Bedrooms
- Modern End-Terrace House
- Lounge/Dining Room
- Stylish High-Gloss Kitchen
- First Floor Bathroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in the region of

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ110053 - 0004

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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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