



Francis Way, Colchester, CO4 3DZ

welcome to

Francis Way, Colchester

Offered with NO ONWARD CHAIN this excellent SEMI-DETACHED HOUSE has undergone EXTENSIVE REFURBISHMENT making the PERFECT HOME FOR FIRST TIME BUYERS. Situated at the end of a SOUGHT-AFTER CUL-DE-SAC the property is ideal for LOCAL SCHOOLS, bus services, VARIOUS SHOPS and the A12/A120.



Hallway

Radiator, stairs rising to the first floor and a door leading to:

Living Room

Double glazed window to the front aspect, chimney breast with electric fireplace feature, radiator and a door leading to:

Kitchen / Dining Room

Part obscure double glazed door opening onto the rear garden, 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 wall and floor mounted matching cupboards and drawers (soft closing), built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, wall-mounted Ideal boiler and a radiator.

First Floor Landing

Access to the loft, built-in airing cupboard (with a radiator and shelving) and doors leading to;

Bedroom One

Double glazed window to the front aspect and a radiator.

Bedroom Two

Double glazed window to the rear aspect and a radiator.

Bathroom

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

Side And Rear Garden

The privately enclosed side and rear garden is mainly laid to lawn with a paved patio area, wooden shed to the rear and further access via the front gate and paved pathway to the side.

Parking

The shingled driveway can be found to the front and side of the property provided off road parking for a number of vehicles.

Agents Note

Works completed in 2025

Full electrical rewire

New plumbing including new pipework, radiators and boiler

New Kitchen

New bathroom

All new windows and doors

Re plastered and decorated throughout

New loft insulation

New carpets

The property had subsidence, the damage was a result of root induced clay shrinkage which was caused by trees. Remedial work has been carried out and was completed in 2025 via an insurance claim and a certificate of structural adequacy issued. We would recommend interested party make any necessary enquires through their legal representative and surveyor.



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welcome to

Francis Way, Colchester

- Two Bedrooms
- Semi-Detached House
- Stylish Kitchen/Dining Room
- Modern Bathroom
- Refurbished Throughout

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

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ108522 - 0002

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