

Waterside Lane, Colchester, CO2 8HZ

Asking price £270,000

THREE BEDROOM HOUSE WITH EN-SUITE & GARAGE, being offered for sale with NO ONWARD CHAIN. The property fronts onto a tree lined lane with a garage and driveway parking to the rear. On the ground floor there is a sitting room, separate dining room, kitchen with built-in oven and hob, entrance hall and downstairs cloakroom. Upstairs there are three bedrooms with an en-suite shower room to the principle bedroom plus a family bathroom.

Entrance Hall:

8'5" x 21'3" (2.57 x 6.5)



Entrance Hall: 2.57m (8' 5") x 1.98m (6' 5") Stairs rising to first floor.

Sitting Room

15'10" x 10'0" (4.84 x 3.06)



Double glazed French doors to the garden & window to the front, two radiators.

Dining Room:

9'6" x 8'4" (2.92 x 2.55)



Double glazed window to the front, radiator.

Rear Lobby:

7'1" x 3'0" (2.17 x 0.93)

Double glazed door to garden, ceramic tiled floor open to kitchen.

Kitchen:

9'4" x 7'0" (2.87 x 2.15)



Double glazed window to the rear, fitted with a range of floor and wall mounted units and roll top work surfaces Built-in electric fan oven, four ring gas hob and extractor hood over. Washer dryer and fridge freezer. Ceramic tiled floor, tiling to walls, inset single bowl stainless steel sink unit with mixer tap, inset downlighters, integrated Worcester gas fired boiler.

Cloakroom:

6'0" x 3'3" (1.85 x 1.00)



Double glazed window to the rear, white suite comprising of low level WC and pedestal hand basin, radiator.

Landing:

Double glazed window to the rear, radiator, doors to;

Bedroom One:

12'8" x 8'9" (3.87 x 2.69)



Double glazed window to the front, radiator.

En Suite:

6'9" x 4'0" (2.06 x 1.24)



Comprising tiled shower cubicle with folding glass doors, vanity wash basin with cupboard beneath, low level WC, radiator, ceramic tiled floor, tiling to walls, inset downlighters, extractor fan.

Bedroom Two:

10'4" x 8'9" (3.16 x 2.67)



Double glazed window to the front, large walk in wardrobe, radiator, airing cupboard housing hot water cylinder, access to insulated loft space.

Bedroom Three:

7'1" x 6'9" (2.16 x 2.06)



Double glazed window to the rear, radiator.

Family Bathroom:

6'9" x 5'6" (2.07 x 1.70)



A white three piece suite comprising of Panelled bath with mixer tap shower over and glass shower screen, vanity wash hand basin and low level WC, ceramic tiled floor, tiling to walls, radiator, window to the rear.

Rear Garden:

29'8" (9.06)



A south facing rear garden being predominantly laid to lawn with personnel door to garage.

Garage:

17'9" x 8'7" (5.42 x 2.62)



Located to the rear of the property having power and light connected and up and over door and personnel door leading straight into the rear garden.

Existing Tenancy:

The property is currently let on an assured shorthold tenancy until 13th March 2024. Interested parties should be advised that vacant possession will be offered following vacation by the current tenants. The existing tenants are not renewing their tenancy.

We would expect the rental value to be in the region of £1400 pcm.

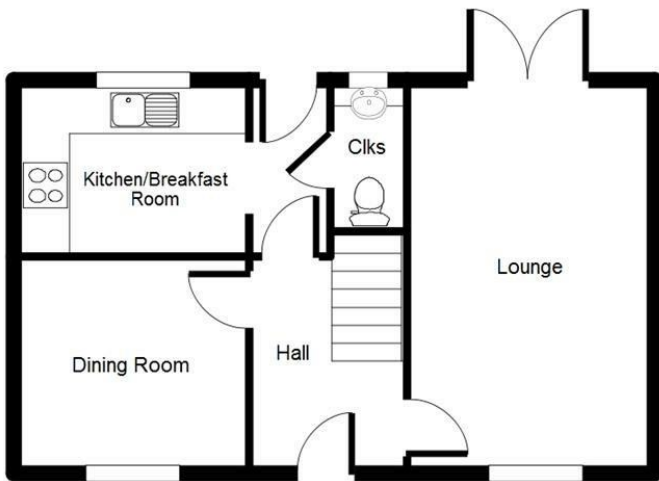
Agents Note:

Council Tax Band 'C'

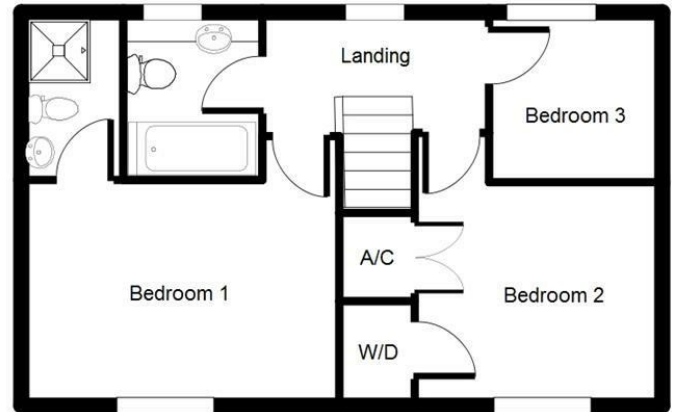
Photographs used in the preparation of the marketing details were taken prior to commencement of the current tenancy.

Disclaimer:

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

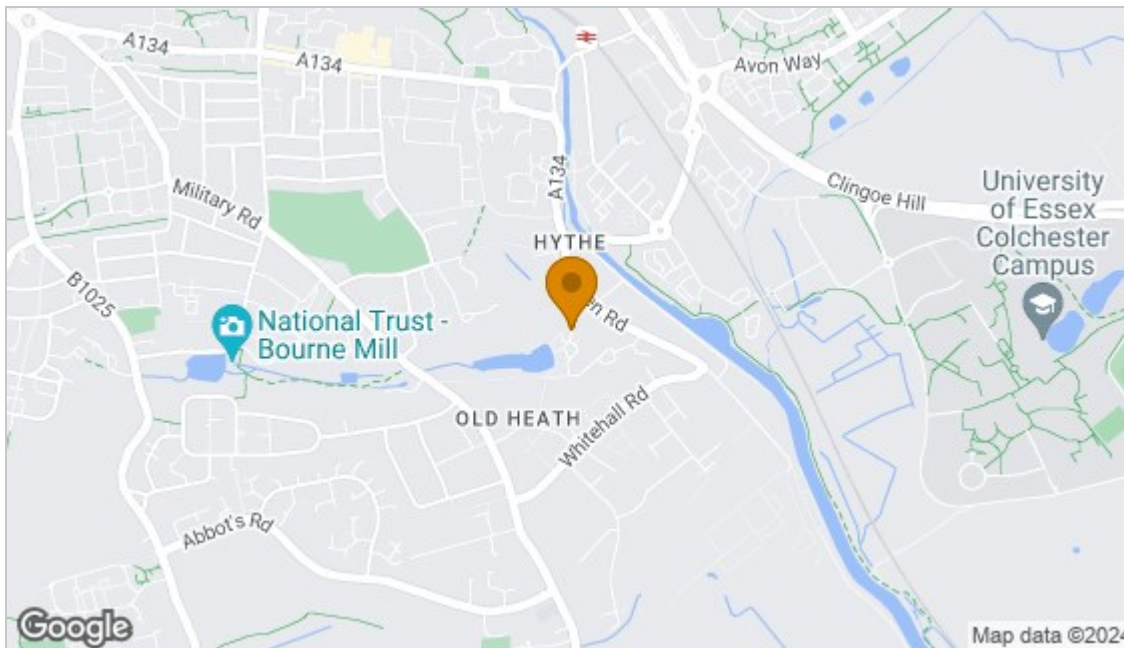


Ground Floor



First Floor

Illustration for identification only - not to scale
 square footage shown is approximate
 Made with Visual Floor Planner
 (c) Gallant Richardson 2018



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		73
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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