



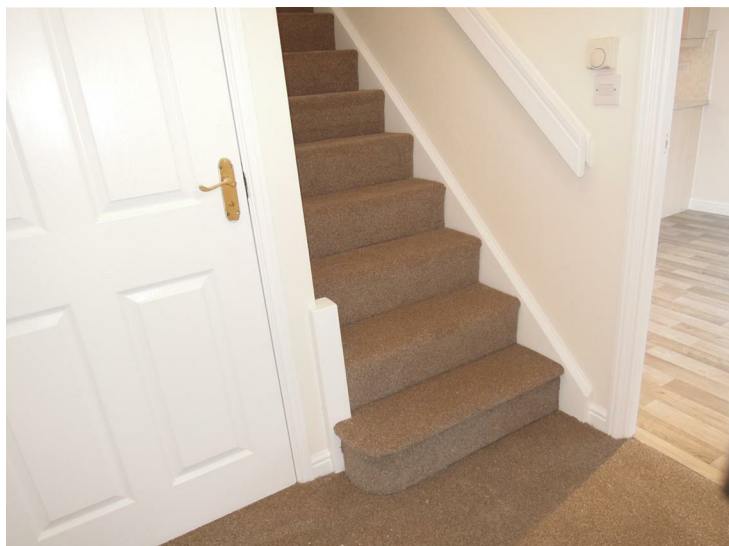
Secundus Drive, Colchester, CO2 7TF

Guide price £340,000

Offered for sale with NO ONWARD CHAIN, this three bedroom modern family home could suit buyers wishing to pursue a speedy purchase. The family accommodation comprises of three nice size bedrooms, en-suite shower room, large kitchen/diner, separate utility room, garage and enclosed rear garden. Being move in ready, we would not hesitate in recommending interested buyers arrange an immediate viewing. Secundus Drive is situated on a small modern development toward the end of a small Cul-De-Sac. Located to the South of Colchester, The City offers a vibrant mix of eateries, a theatre, mainline London bound train Station and well reputed restaurants.

Glazed entrance door to:

Reception Hall:



Stairs ascending to first floor, radiator, doors to:

Cloakroom:

4'11" x 3'2" (1.52 x 0.98)



With close coupled W.C. pedestal wash hand basin, radiator, extractor fan.

Lounge:

16'1" x 9'10" (4.92 x 3.02)



Double glazed window to front, double glazed French doors leading onto rear garden with matching side windows, two radiators.

Kitchen/Dining Room:

18'2" x 9'11" (5.55 x 3.04)



A dual use kitchen and dining space with bay window looking out to the front, radiator and open plan styling to kitchen area with worksurfaces, cupboards and drawers under and matching eye level units, inset four ring gas hob with electric oven beneath and extractor over, inset one and a half bowl stainless steel sink unit with mixer tap, integrated full height fridge/freezer, dishwasher space, tiled splashbacks, double glazed window to rear, radiator inset downlighters, door to:

Utility Room:

6'0" x 6'3" (1.84 x 1.92)



With work surfaces and cupboard under, inset single bowl stainless steel sink unit, wall mounted gas fired Worcester boiler, plumbing and spaces for washing machine and dryer, radiator, part tiling to walls, under stair storage cupboard, glazed door leading to rear garden.

Landing:



Double glazed window to rear, radiator, airing cupboard housing cylinder with immersion heater.

Bedroom One:

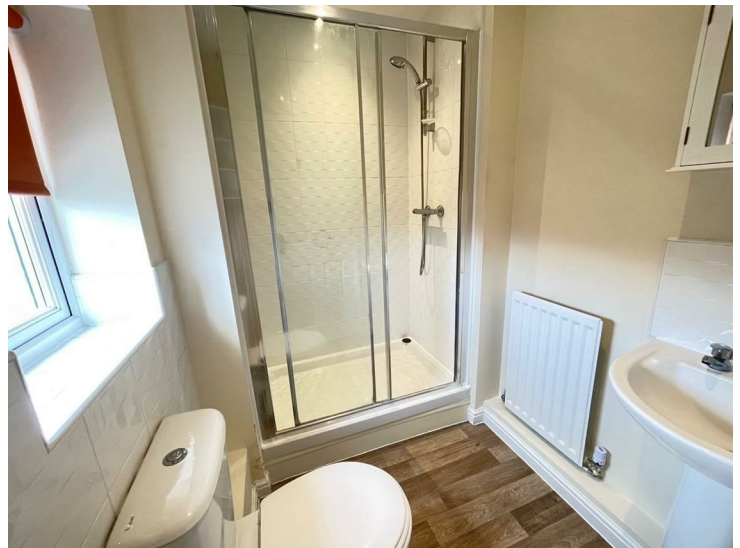
11'0" x 9'11" (3.36 x 3.04)



Double glazed window to front, radiator, built in his and hers wardrobes.

En Suite:

6'9" x 5'1" (2.06 x 1.57)



A white three piece suite with walk in shower, close coupled W.C. pedestal wash hand basin, tiling to walls, double glazed window to rear, radiator, extractor fan, downlighters.

Bedroom Two:

7'11" x 10'4" (2.43 x 3.17)



Double glazed window to front, radiator.

Bedroom Three:

7'11" x 10'4" (2.43 x 3.17)



Double glazed window to rear, radiator.

Family Bathroom:

6'3" x 5'9" (1.92 x 1.76)



A modern white three piece suite comprising of a panelled bath with mixer tap and shower attachment, close coupled W.C. pedestal wash hand basin, double glazed window to front, radiator, part tiling to walls, inset downlighters, extractor fan.

Outside Front:

To the immediate front of the property is a lawned area nicely enclosed by low level hedging with central path leading to the front door.

Rear Garden:

38 (11.58m)



The nicely enclosed rear garden measures approximately 38' in length being predominantly laid to lawn with slate borders and mature hedging, patio area, outside tap, wooden fence panel surround and gated access to the side.

Garage, Carport and Parking:

17'11" x 8'11" (5.48 x 2.72)

The detached brick built garage has an up and over door with pitched roof providing additional storage space. To the immediate front of the garage is additional undercover carport parking for 1-2 vehicles.

Agents Note:

FREEHOLD

COLCHESTER CITY COUNCIL - COUNCIL TAX BAND D

Mains electricity, gas, water and sewage are all connected.

Broadband is available by phone line or cable via Virgin Media

We believe normal broadband is available via a BT Openreach line please check:

<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

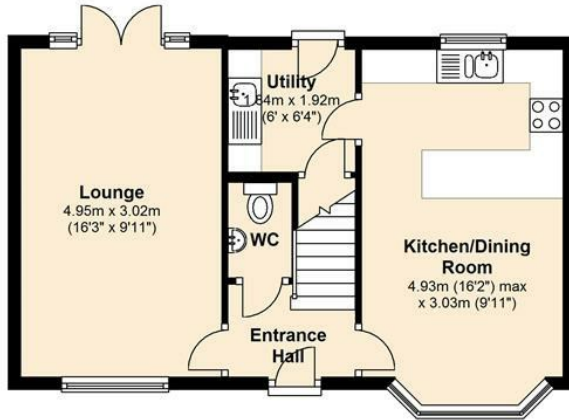
We believe normal mobile phone coverage is available but please check with your supplier.

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.

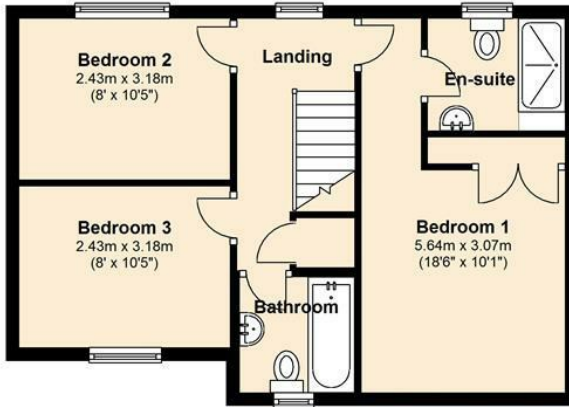
Ground Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



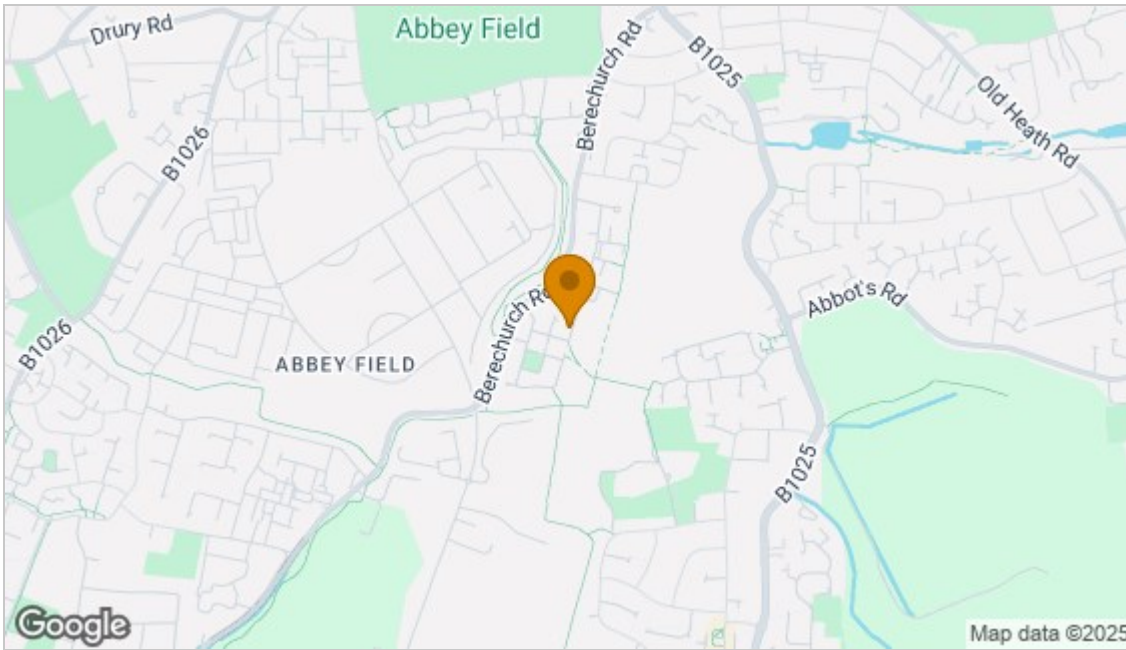
First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



Total area: approx. 85.7 sq. metres (922.0 sq. feet)

Plans are provided for identification purposes only are not guaranteed for scale and no liability on the part of Greenhouse property solutions is accepted.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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