



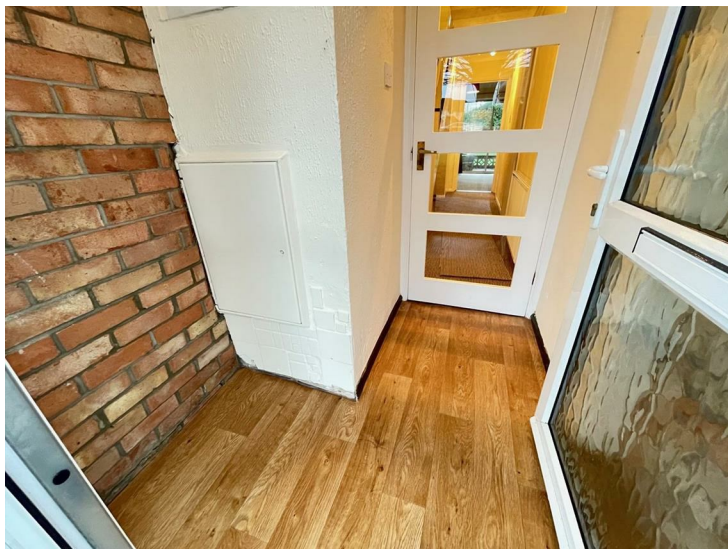
Oberon Close, Colchester, CO4 3TD

Asking price £270,000

NO ONWARD CHAIN. SPACIOUS THREE DOUBLE BEDROOM HOUSE in quiet cul-de-sac, behind a tree lined greensward on the very edge of Greenstead backing onto Longridge Park. The property has recently been freshly redecorated throughout and is ready to move into. On the ground floor there is a kitchen / dining rooms with built-in oven and hob and other appliances to remain, a lounge with patio doors to the garden, downstairs cloakroom, porch and entrance hall. On the first floor are three good size bedrooms and a bathroom with a shower over the bath. The generous rear garden is fully enclosed and has a rear access. Gas Central heating and double glazed throughout.

Entrance Porch

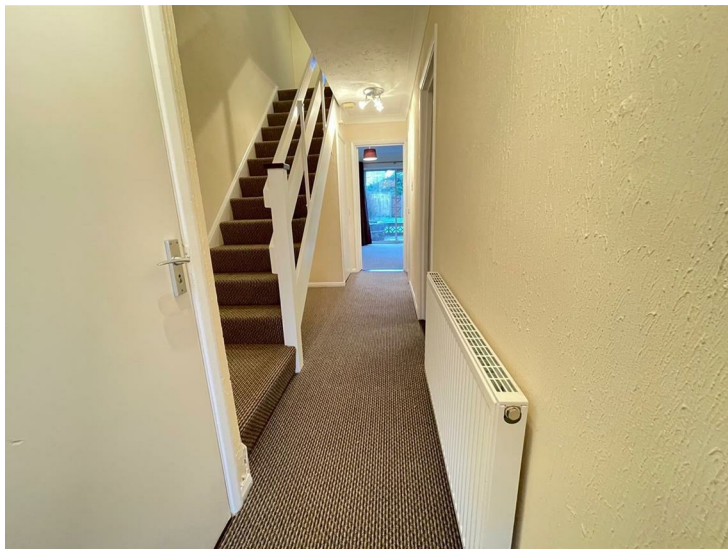
5'10" max x 5'2" max (1.79 max x 1.60 max)



Window to the front, meter box housing the electric meter.

Entrance Hall

13'10" x 3'0" (4.24 x 0.93)



Stairs leading to first floor with open storage / desk space under, two large built-in storage cupboards, radiator

Kitchen / Dining Room

18'4" x 9'5" (5.61 x 2.88)



Kitchen Area

9'1" x 9'3" (2.79 x 2.83)



Double glazed window to the front, fitted with a range of floor and wall mounted units and roll top work surfaces with inset stainless steel sink unit with mixer tap over. Built-in electric double oven and four ring gas hob with extractor hood over. Wall mounted gas boiler. free standing fridge, freezer and washing machine to remain. (Appliances have not been checked and do not come with a warranty).

Dining Area

9'5" max x 9'3" max (2.88 max x 2.82 max)



Breakfast bar linking to kitchen, radiator

Ground Floor Cloakroom

5'2" x 2'6" (1.59 x 0.77)



Window to the front, low level WC and hand wash basin

Lounge

15'7" x 10'9" (4.75 x 3.28)



Sliding, double glazed patio door leading to the garden, window to the rear, two radiators

Landing

13'10" x 2'11" (4.24 x 0.91)



Built-in airing cupboard housing lagged hot water cylinder with slatted wooden shelves

Bedroom One

14'11" x 8'5" (4.56 x 2.57)



Double glazed window to the rear, alcove with fitted shelves, radiator

Bedroom Three

9'5" x 6'9" (2.88 x 2.08)



Double glazed window to the rear, radiator

Bedroom Two

11'10" x 8'5" (3.63 x 2.58)



Double glazed window to the front, two built-in wardrobes, radiator

Bathroom

6'9" x 5'5" (2.06 x 1.67)



Double glazed window to the front, panelled bath with shower fitted over and small protective glass shower screen, vanity wash basin and low level WC. Chrome heated towel rail radiator.

Rear Garden

55' approx (16.76m approx)



Fully enclosed rear garden mostly laid to lawn with paved patio area adjacent to the house, rear pedestrian access and timber shed.

MATERIAL INFORMATION

FREEHOLD

Colchester City Council.

Council Tax Band B.

Mains electricity, gas, water and drainage / sewerage are all connected.

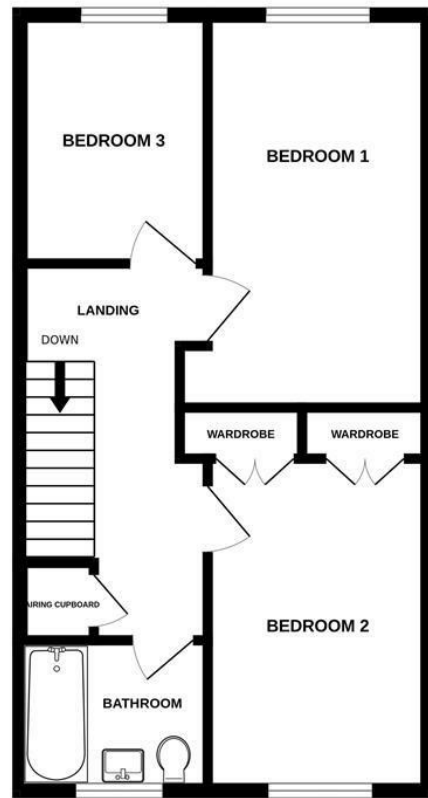
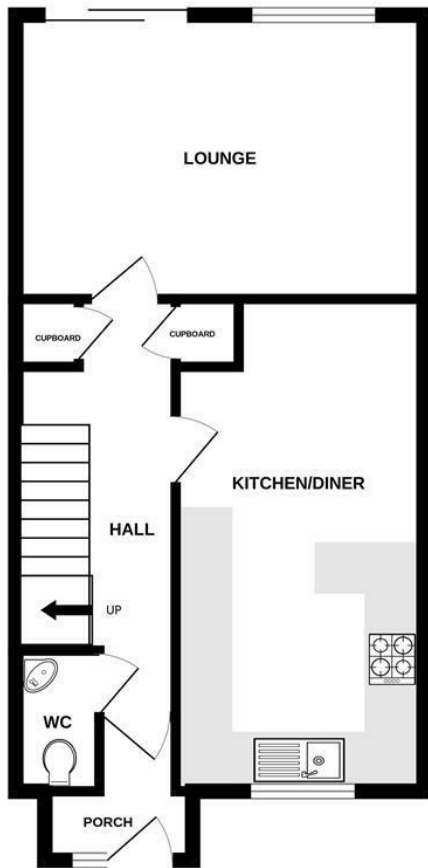
We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check:

<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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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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