



## Wycliffe Grove, North Station, Colchester, CO1 1ZR

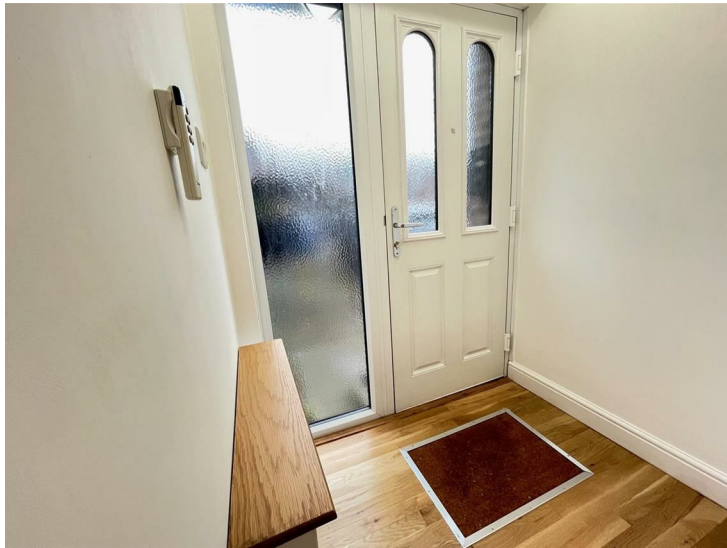
Offers over £210,000

**NORTH STATION - NO ONWARD CHAIN. BEAUTIFULLY REFURBISHED ONE BEDROOM HOUSE.** The property is just a few minutes walk from the station and has just undergone an extensive refurbishment throughout with a newly fitted kitchen with integrated appliances and refitted bathroom. There is an entrance porch, living room, kitchen, utility cupboard and conservatory on the ground floor and upstairs is a landing, double bedroom and bathroom. There is a Car Port plus an additional allocated parking space to the front and to the rear is a fully enclosed garden with recently laid artificial grass. The property has gas central heating and is double glazed.



### Entrance Porch

5'0" x 3'8" (1.53 x 1.12)



Double glazed door and window to the front, vaulted ceiling with sky light, radiator with cover and shelf over.

### Sitting Room

14'4" max x 12'9" max (4.39 max x 3.91 max)



Double glazed double doors opening into the conservatory, newly laid wooden flooring, digital heating room stat, radiator with cover and shelf over.

### Kitchen

7'5" x 6'8" (2.27 x 2.05)



Double glazed window to the rear, ceramic tiled floor. Newly fitted with a range of base and eye level units and roll top worksurfaces. Inset one and half bowl, melamine sink unit with mixer taps over. New ceramic hob with extractor hood over, integrated Bosch electric oven and combination microwave / oven. New integrated fridge freezer.

### Conservatory

9'8" x 9'1" (2.96 x 2.77)



Double glazed windows to three sides and double doors opening onto the garden, radiator with cover and shelf over.

### Utility Cupboard

5'10" x 2'8" (1.78 x 0.83)



Plumbing for washing machine with free standing washing machine to remain, storage space under stairs

### Landing

3'0" x 2'9" (0.92 x 0.84)



Double glazed picture side to the front over the stairs. Air conditioning unit with external heat source and remote control.

### Bedroom

12'10" x 8'9" (3.92 x 2.68)



Double glazed window to the rear fitted with Plantation style shutters, double fitted wardrobe with fitted shelving and drawers, radiator with cover and shelf over.

### Bathroom

6'8" x 8'3" (2.04 x 2.53)



Double glazed window to the rear. Jacuzzi bath with shower over and folding glass shower screen. Circular wash basin and low level WC both with vanity cupboards either side, built-in cupboard housing a wall mounted Vaillant combi-style gas boiler with slatted wooden shelving and storage space.



## Garden

26'1" (7.96)



Fully enclosed rear garden with side access, outside power point and gated side access.

## PARKING



Situated immediately in front of the house there is parking for two cars. There is one space in a shared car port and a further allocated space, both fitted with a foldable security post

## MATERIAL INFORMATION

FREEHOLD

Colchester City Council

Council Tax Band C

No onward Chain sale

Standard brick faced construction with tiled roof.

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

Broadband speeds: 15 - 1000 Mbps

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

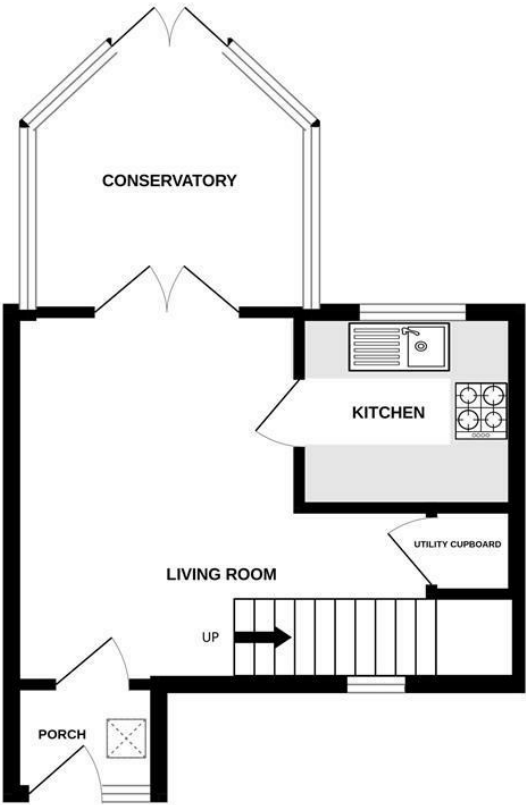
<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

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

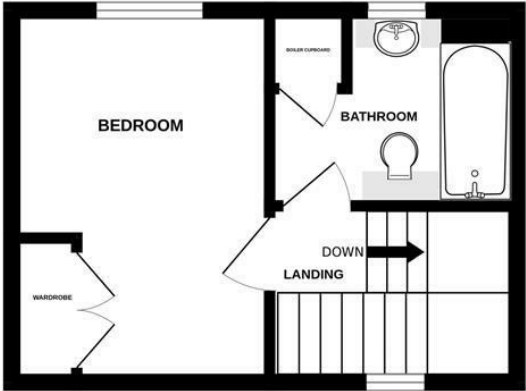
## DISCLAIMER

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.

GROUND FLOOR



1ST FLOOR



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		90
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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