



Wyndham Close, Colchester, CO2 8UY

Asking price £230,000

THREE BEDROOM HOUSE WITH GARAGE & DRIVEWAY OFFERED WITH NO ONWARD CHAIN. Situated in a cul-de-sac location the property is in need of a degree of updating and modernisation. On the ground floor there is a lounge with patio doors to the garden, separate dining room and fitted kitchen. On the first floor there are two double bedrooms, a further single bedroom and bathroom with a shower over the bath. There is a private, enclosed rear garden with rear pedestrian access and attractive fish pond. The property presently has electric storage heating but we believe it is possible to have gas installed, as other are properties in the street are connected. The property has UPVC double glazing and cavity wall insulation. An ideal first time purchase for someone looking for a comfortable family home that they can put their stamp on. CALL TO VIEW.

Entrance Hall

4'6" x 2'9" (1.39 x 0.86)



UPVC double glazed door to the front and window to the side, personnel door to the garage

Dining Room

12'2" x 10'2" (3.72 x 3.11)



UPVC double glazed window to the front, electric storage heater, double glass paneled door to the lounge

Lounge

16'9" x 11'0" max (5.11 x 3.37 max)



Sliding UPVC double glazed doors leading to the garden, ornamental fire place with electric fire fitted, two electric storage heaters, built-in storage cupboard, stairs to the first floor

Kitchen

10'7" x 6'9" (3.24 x 2.06)



UPVC double glazed door to the garden and window to the rear, fitted with a range of floor and wall mounted units and roll top worksurfaces with inset one and a half bowl melamine sink unit with mixer tap over. Space and plumbing for washing machine, fridge freezer and electric cooker.

Landing

7'6" x 2'10" (2.31 x 0.88)



Access hatch to the loft space

Bedroom Two

10'10" x 10'4" (3.32 x 3.17)



UPVC window to rear electric storage heater

Bedroom One

13'0" x 10'4" (3.98 x 3.15)



UPVC double glazed window to the rear, electric storage heater, range of fitted wardrobes, drawers and dressing table

Bedroom Three

10'1" reducing to 6'9" x 7'10" (3.09 reducing to 2.07 x 2.41)



UPVC window to front, electric storage heater, built-in airing cupboard housing lagged hot water cylinder with electric immersion heater.

Bathroom

7'4" x 5'8" (2.25 x 1.73)



UPVC double glazed window to the rear, heated chrome towel rail, suite comprising of paneled bath with electric shower fitted over, low level WC and pedestal wash basin.

Garage

12'9" x 7'9" (3.89 x 2.38)



Part integral single garage with electric roller door to the front

Garden

30 (9.14m)



To the front the property is set well back from the road with a driveway, proving off road parking for 2 cars, leading to the garage and a flower and shrub border to the side.

To the rear is a fully enclosed, private garden with a paved patio and lawn area together with an attractive fish pond with pump.

MATERIAL INFORMATION

FREEHOLD

Colchester City Council.

Council Tax Band B.

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

There is no gas connected to the property but the seller believes it is available in the street, subject to connection costs.

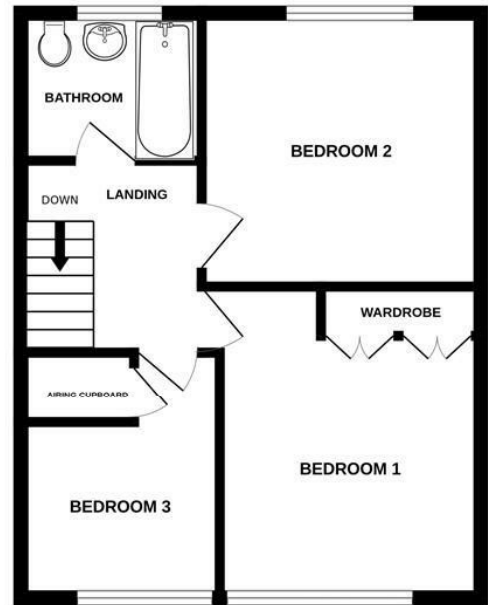
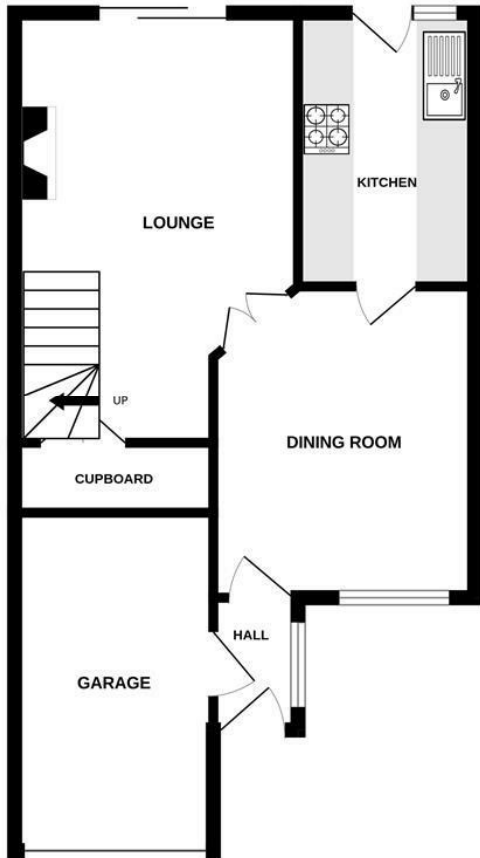
We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check:

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

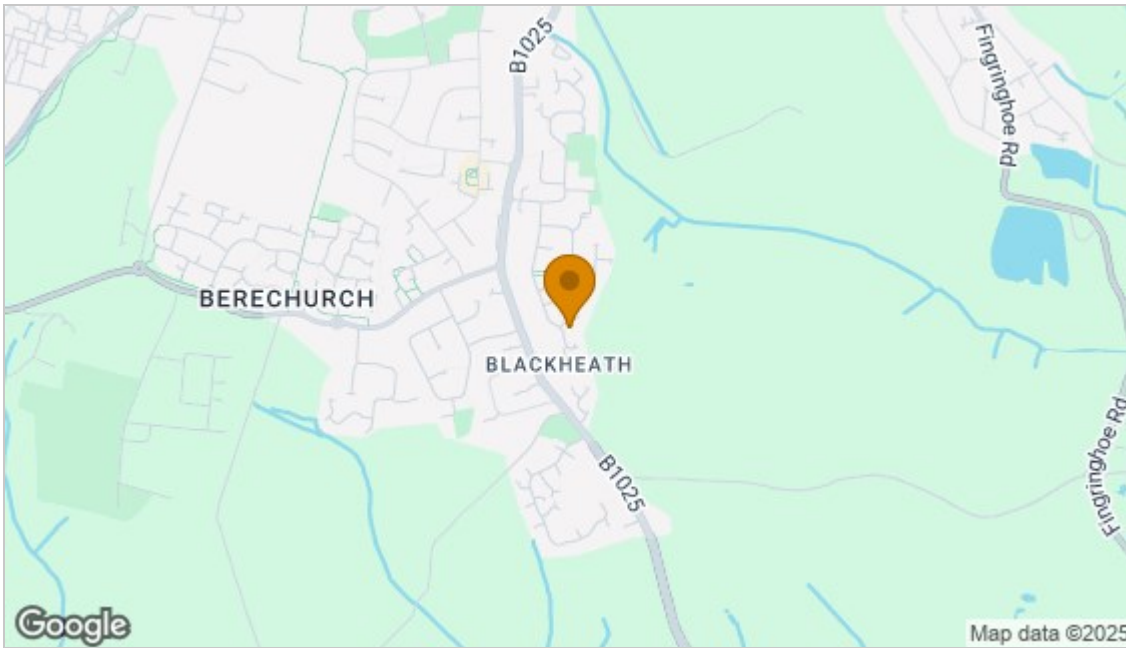
We believe normal mobile phone coverage is available but please check with your supplier.

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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(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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