



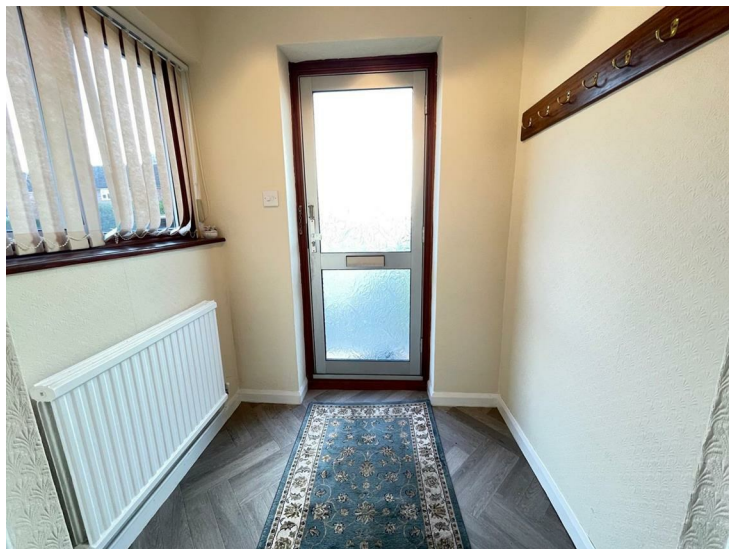
Smallwood Road, Colchester, CO2 9HB

Asking price £300,000

An established three bedroom family home offered with NO ONWARD CHAIN. The property is in need of some light modernisation and would make an ideal purchase for someone who is looking to put their stamp on their next home. There is a large 90' garden to the rear and block paved parking to the front. Smallwood Road is located to the South of Colchester with good local amenities and access to both primary and secondary schools.

Porch

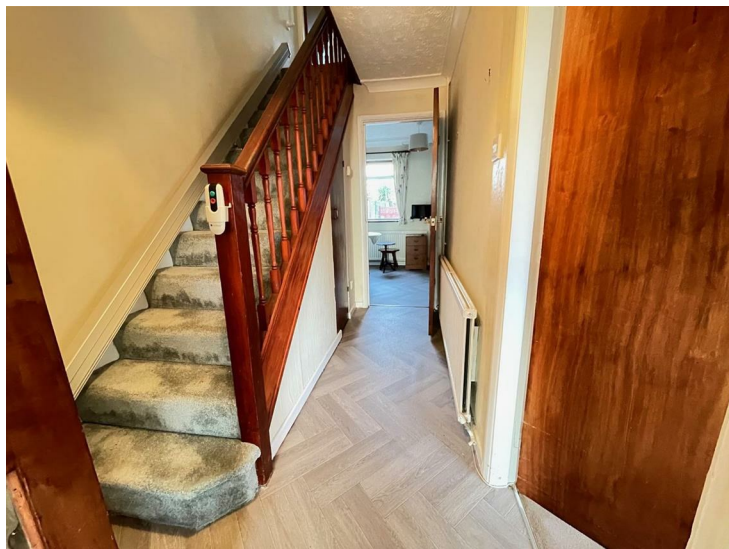
5'10" x 4'6" (1.8 x 1.38)



Brick built porch with double glazed entrance door and window to the side, radiator.

Entrance Hall

11'10" x 6'0" (3.62 x 1.83)



Stairs rising to first floor with under stairs cupboard, radiator.

Sitting Room

12'5" x 11'11" (3.81 x 3.64)



Double glazed window to the front, gas fire with gas back boiler behind serving central heating and hot water, radiator.

Kitchen / Dining Room

18'11" x 8'6" (5.77 x 2.61)



Two double glazed windows to the rear, built-in airing cupboard housing lagged hot water cylinder, door to rear porch. Fitted with range of floor and wall mounted units and work surfaces with inset stainless steel sink unit and built-in electric double oven and hob.

Rear Porch

Door to side leading to shared passageway to the front, further door to rear garden.

Shed / Utility

9'6" x 8'8" (2.90 x 2.66)

Brick built outhouse with windows to both the rear and side, power and light fitted.

Landing



Access to loft with light and fitted loft ladder.

Bedroom One

11'10" x 11'6" (3.63 x 3.51)



Double glazed window to the front, radiator.

Bedroom Three

9'1" x 7'8" (2.78 x 2.34)



Double glazed window to the front, radiator.

Bedroom Two

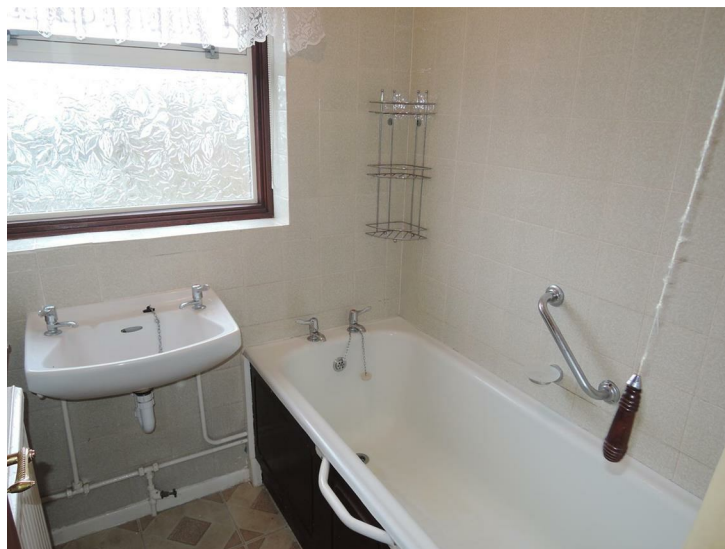
12'11" x 8'7" (3.95 x 2.62)



Double glazed window to the rear, radiator.

Bathroom

5'5" x 4'9" (1.67 x 1.46)



Double glazed window to the rear, panel bath, wash basin, radiator and electric fan heater.

Separate WC

5'6" x 2'7" (1.69 x 0.79)



Double glazed window to the rear, close couple WC.

Rear Garden

90 (27.43m)



Fully enclosed rear garden with a patio area adjacent to the house, lawn areas, large fish pond and two greenhouses.

Outside Front

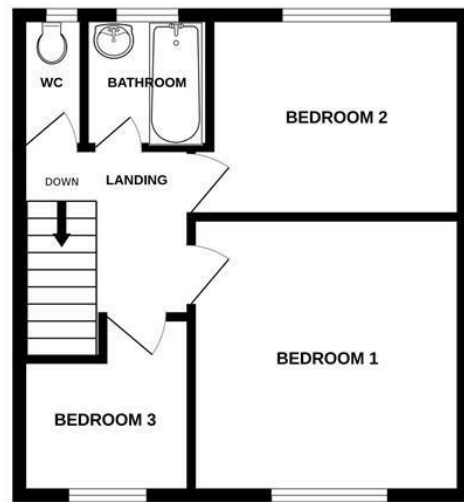
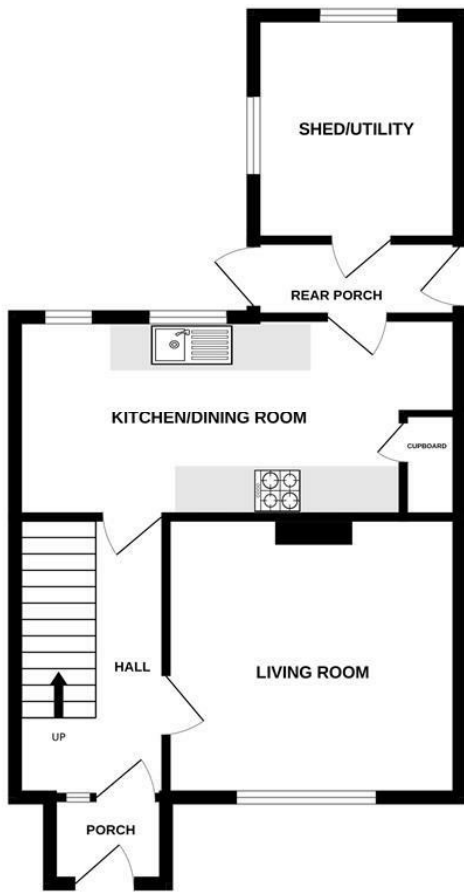
To property is set well back from the road with a block paved driveway for up to two vehicles and a lawned area with flower and shrub borders. To the side of the property is a walkway providing access to the rear garden.

Disclaimer

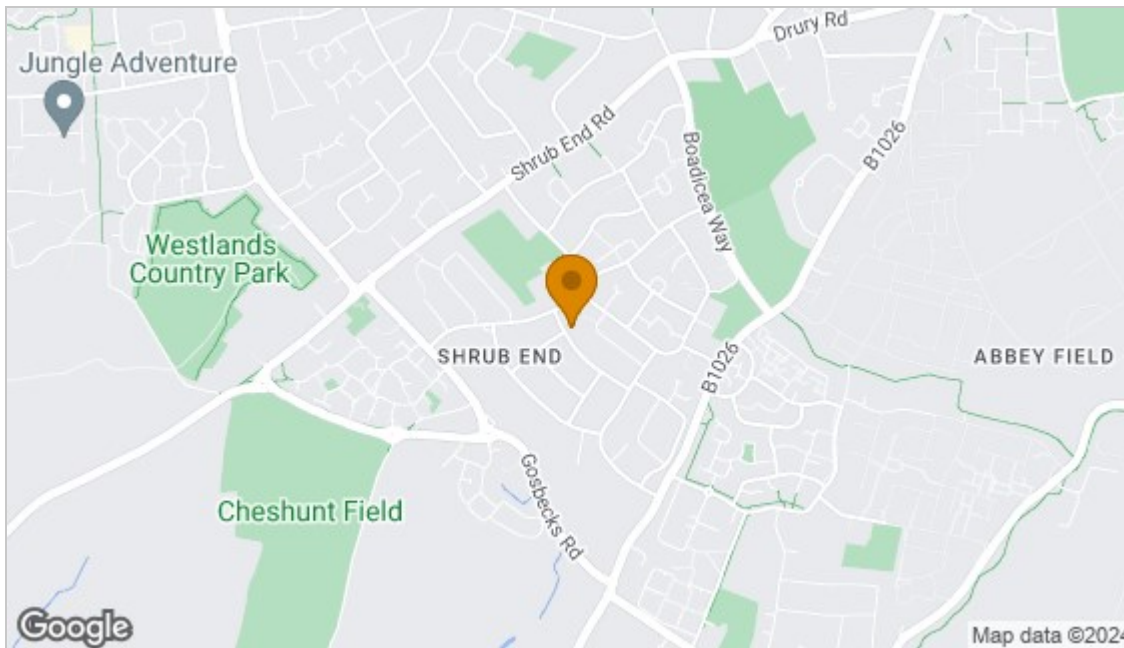
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Agents Note:

The property sale is subject to the grant of probate and the sellers are making the necessary applications.



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			
(55-68) D		61	
(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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