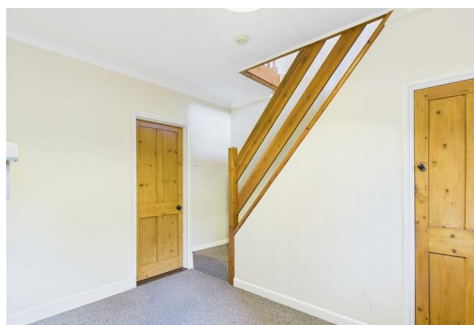




Papillon Road, St. Marys, Colchester, CO3 3JG

Asking price £240,000

Offered with VACANT POSSESSION and NO ONWARD CHAIN, we are pleased to bring to the market this traditional established two bedroom home. The property briefly comprises on the ground floor, lounge, dining room and kitchen; On the first floor are two bedrooms and large family bathroom. Papillon Road is located in the sought after St. Mary's district of Colchester to the West of the city centre and is within close proximity of renowned schooling, Crouch Street, with its array of boutique shops, restaurants and bars, as well as the popular Mercury theatre.

Composite Style Entrance Door

Lounge:

10'10" x 9'11" (3.32 x 3.03)



Double glazed window to front, fireplace, radiator.

Dining Room:

10'4" x 8'3" (3.17 x 2.52)



Double glazed window to rear, radiator, fireplace, door to:

Kitchen:

11'8" x 5'10" (3.57 x 1.80)



Kitchen comprising worksurfaces with cupboards and drawers under and eye level units, inset single bowl stainless steel sink unit, plumbing for washing machine, double glazed window to side and rear and double glazed door leading to rear garden, part tiling to walls.

First Floor Landing:

Access to loft space, doors to:

Bedroom One:

9'10" x 9'11" (3.02 x 3.04)



Double glazed window to front, radiator, built in wardrobe.

Bedroom Two:

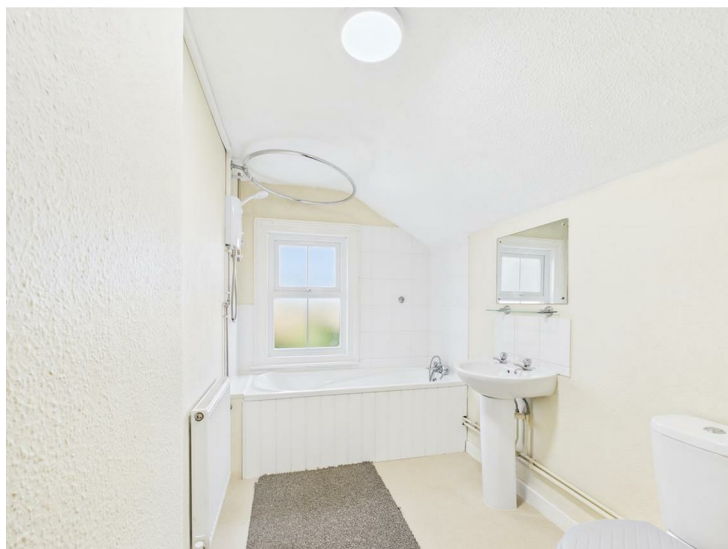
10'4" x 6'5" (3.17 x 1.98)



Double glazed window to rear, radiator,

Bathroom:

11'4" x 5'11" (3.46 x 1.81)



The bathroom has a white three piece suite comprising of a panelled bath with mixer taps and Triton T80 Independent shower over, pedestal wash hand basin, close couple W.C. radiator, double glazed opaque window to rear, part tiling to walls, built in cupboard housing gas fired Ideal combination boiler.

Rear Garden

approx. 22' (approx. 6.71m)



A low maintenance garden area being enclosed by wooden fence panelling and having gates access to the rear.

Material Information:

Colchester City Council Council Tax Band 'B'

Freehold

Local authority permit parking on road.

Broadband speeds: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

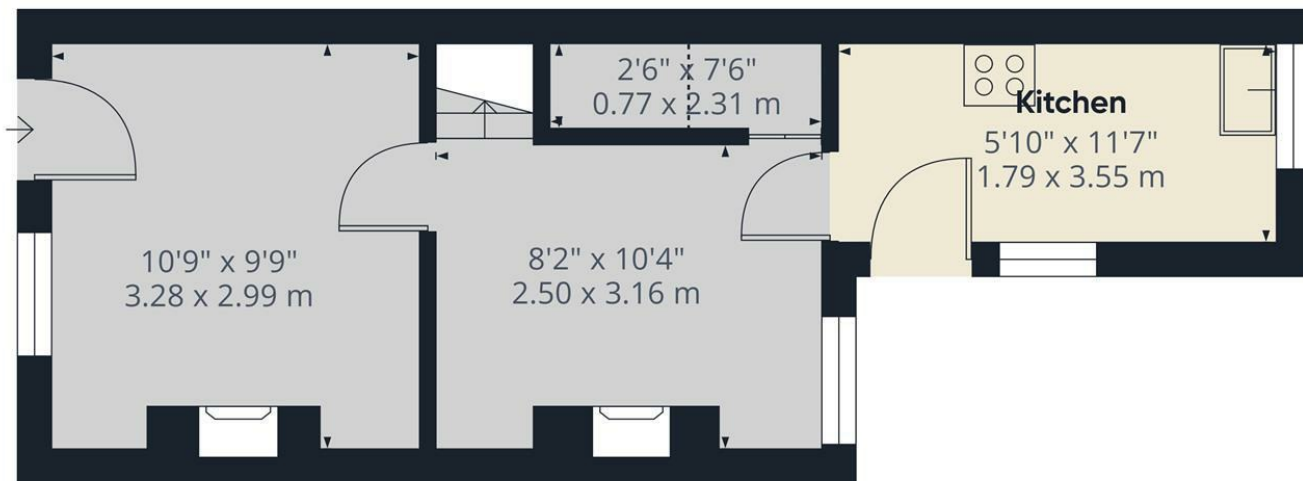
All mains services connected

Disclaimer:

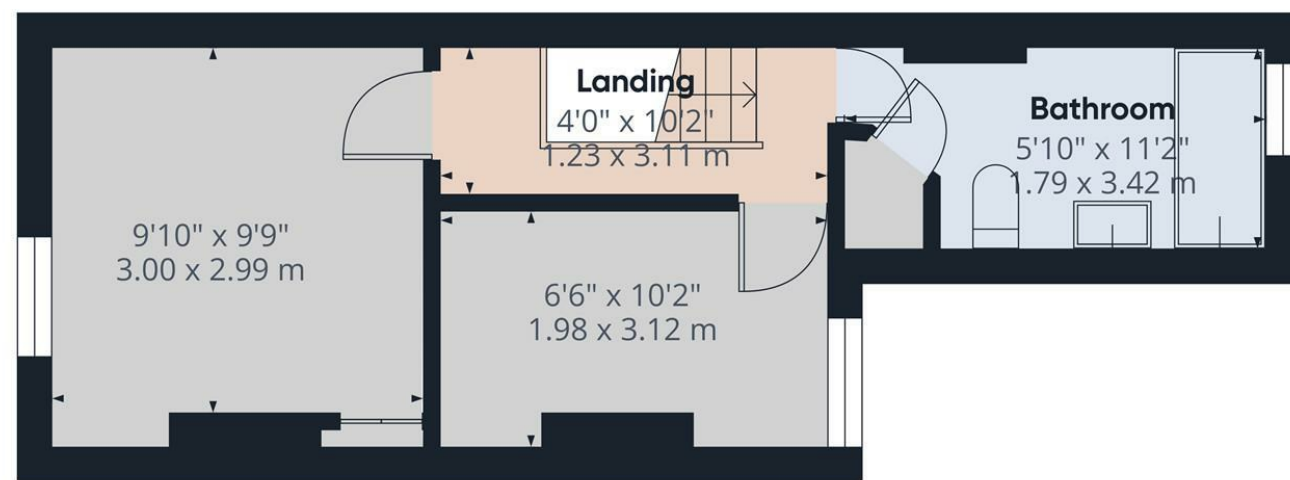
Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

AML Legislation

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to Lifetime Legal, in advance of us issuing a memorandum of sale and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks



Ground Floor



Floor 1

Approximate total area¹⁸

537.55 ft²

49.94 m²

Reduced headroom

9.07 ft²

0.84 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 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		
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