



Pondfield Road, Colchester, CO4 3EG

Asking price £290,000

Offered for sale with NO ONWARD CHAIN this three bedroom semi-detached house situated in the popular area of Parsons Heath. The properties location to the North of Colchester offer's excellent access to Colchester's General Hospital, North train station with it's mainline links to London Liverpool Street and Highwoods Country Park. The property provides easy access to the A12, is positioned on main bus routes and is within walking distance for local primary and secondary schools.

The property comprises of a generous size hallway, living room, kitchen with larder cupboard and separate dining room, rear lobby providing access to the rear garden, extra storage and outside toilet, Bathroom and three double bedrooms. Front & rear gardens with driveway providing off road parking.

Hallway



UPVC double glazed window to side, radiator, understairs storage cupboard, stairs to first floor landing, doors leading to:

Living Room

11'11" x 11'6" (3.64 x 3.53)



UPVC double glazed bay window to front, radiator, laminate flooring

Kitchen

10'4" x 10'0" (3.16 x 3.05)



UPVC double glazed window to rear, floor and wall mounted units with roll top work surfaces, stainless steel single sink and drainer unit, space for washing machine and fridge/freezer, free standing electric oven and hob with extractor over, breakfast bar, wall mounted boiler, storage cupboard with shelving and a separate larder cupboard with shelving, consumer unit and vented window to side, UPVC double glazed door to rear lobby

Dining Room

10'0" x 8'9" (3.07 x 2.69)



UPVC double glazed window to rear, radiator, brick built fireplace

First Floor Landing

UPVC double glazed window to side, access to loft space, airing cupboard housing hot water cylinder, doors leading to:

Bedroom One

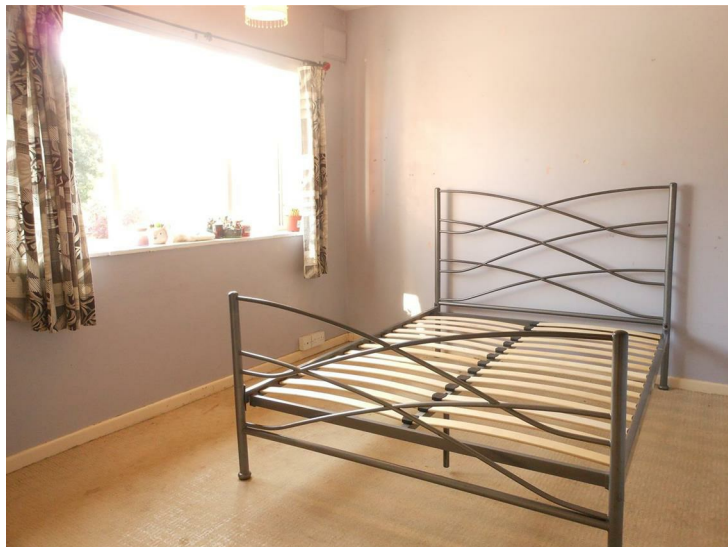
11'11" x 11'1" (3.64 x 3.38)



UPVC double glazed window to front, radiator

Bedroom Two

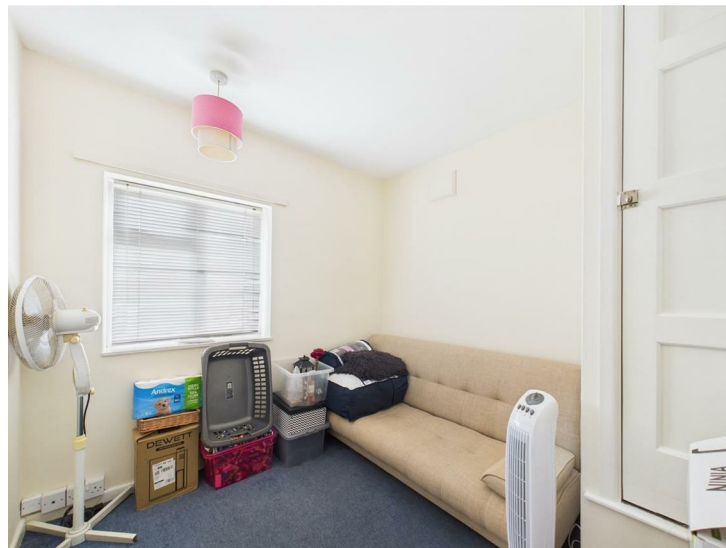
11'1" x 10'2" (3.38 x 3.11)



UPVC double glazed window to rear, radiator, storage cupboard

Bedroom Three

8'9" x 8'2" (2.69 x 2.51)



UPVC double glazed window to front, radiator, over stairs storage cupboard

Bathroom

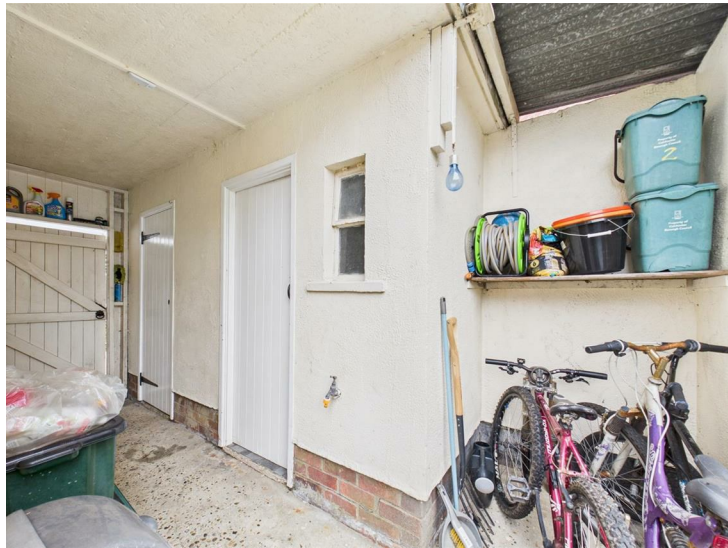
7'0" x 5'5" (2.14 x 1.67)



UPVC frosted double glazed window to side, low level WC, wash hand basin with single taps, paneled bath with single taps and electric shower over, radiator

Rear Lobby

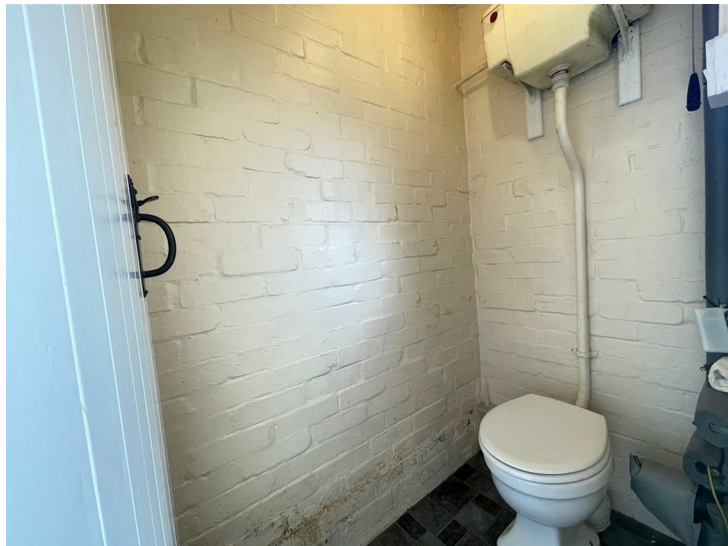
11'8" x 3'11" (3.56 x 1.21)



Gated entrance from the front and open to the rear, built-in, secure brick storage cupboard with power and light access to ground floor / outside WC, outside tap.

Ground Floor / Outside WC

5'1" x 2'9" (1.55 x .89)



Semi outside toilet off of the covered rear lobby with high-level toilet and window to side opening onto the lobby

Rear Garden



The rear garden is mainly laid to lawn with patio area, shrubs, all enclosed by panel fencing

Front Garden



Front garden is mainly laid to lawn enclosed by a hedge border and a driveway for two vehicles

Material Information

Colchester City Council

Council Tax Band C

Freehold

No onward Chain sale

Standard brick faced construction with tiled roof.

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

Broadband speeds: 14 - 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>

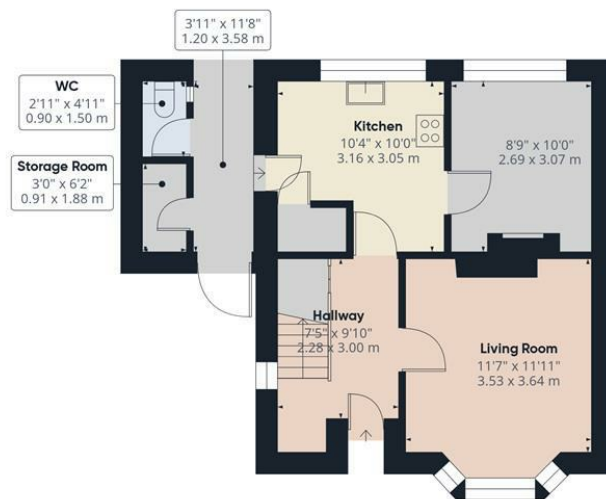
We believe normal mobile phone coverage is available but please check with your supplier.

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.

Anti Money Laundering

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. This fee is non-refundable under any circumstances.



Ground Floor



Floor 1

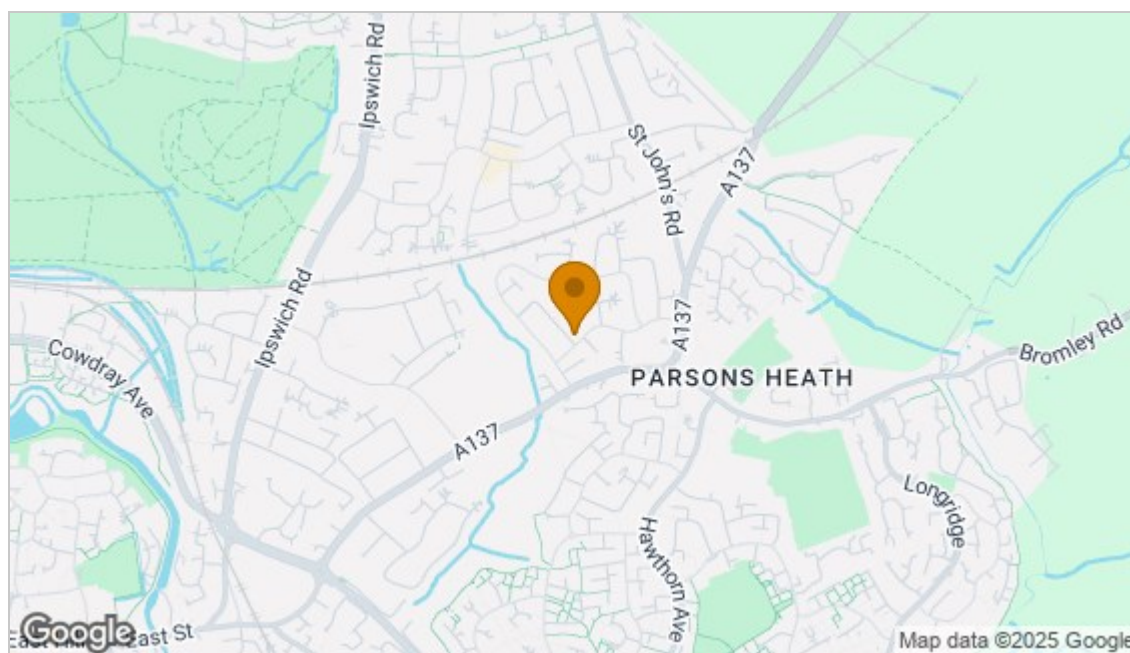
Approximate total area⁽¹⁾

879 ft²
81.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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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