



- Detached Town House Offering Flexible Accommodation
- Four/Five Generous Bedrooms
- Family Bathroom, Cloakroom, Shower Room And En-Suite
- Kitchen/Breakfast Room
- Two Receptions Rooms
- Double Garage
- HMO Potential Or Great Investment Opportunity

**16 John Mace Road, Colchester, Essex.
CO2 8WX.**

Rare to the market is this unique four/five bedroom detached town house, located to the South of Colchester with great access to a variety of local amenities and the A12. offering an abundance of living and bedroom space over three floors this substantial home would be ideal for the expanding family or due to its flexible accommodation could offer an investor an excellent (HMO) opportunity.



Property Details.

Ground Floor

Entrance Hall

With radiator, tiled floor, stairs rising to first floor, doors to;

Lounge



17' 3" x 9' 9" (5.26m x 2.97m) With double glazed window to front and rear, radiator, TV point.

Shower Room



With obscure double glazed window to front, radiator, tiled floor, close coupled WC, wash hand basin, shower cubicle with tiled walls.

Bedroom Four/Snug/Study

12' 2" x 9' 2" (3.71m x 2.79m) With double glazed french doors to rear, radiator, TV point.

Utility Room

With double glazed door to rear, tiled floor, radiator, work surfaces with space and plumbing for washing machine under, inset sink and drainer.

First Floor

Landing

With window to rear, radiator, stairs to first floor, doors to;

Kitchen/Breakfast Room



17' 6" x 9' 1" (5.33m x 2.77m) With double glazed window to side and front, laminate flooring, spotlights, a fitted kitchen with matching eye level and base units with drawers and worktops over, inset sink and drainer, electric oven with gas hob and extractor, integrated fridge/freezer, integrated dishwasher.

Dining Room



17' 4" x 9' 9" (5.28m x 2.97m) With double glazed window to front and rear. (potential to be used a bedroom five.)

WC

With double glazed window to front, radiator, close coupled WC.

Second Floor

Second Floor Landing

With double glazed window to rear, radiator, doors to;

Property Details.

Bedroom One



12' 7" x 10' 0" (3.84m x 3.05m) With double glazed window to rear, radiator, door to;

Bathroom



With double glazed window to front, tiled floor, wash hand basin, close coupled WC, panelled bath with shower over.

En-Suite Shower Room



With double glazed obscure window, tiled floor, radiator, wash hand basin, shower cubicle.

Outside

Rear Garden



Enclosed by brick walling and fencing with a patio area leading to lawn. Garden shed to remain and access to the double garage.

Bedroom Two

9' 7" x 9' 4" (2.92m x 2.84m) With double glazed window to front, radiator.

Bedroom Three

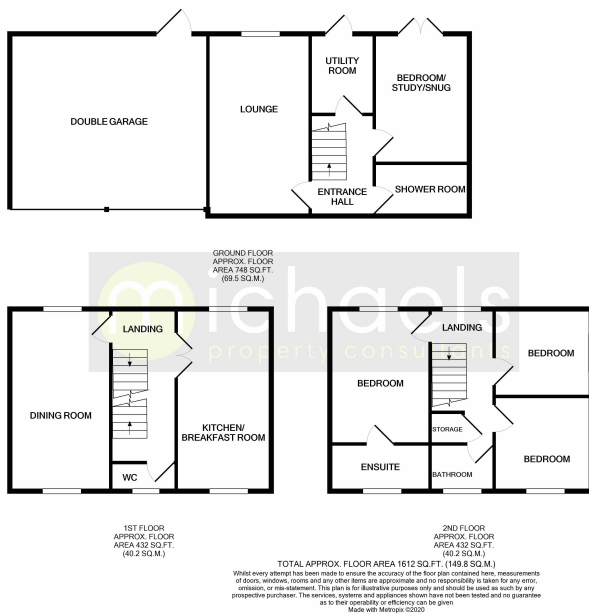
9' 4" x 7' 7" (2.84m x 2.31m) With double glazed window to side, radiator.

Double Garage

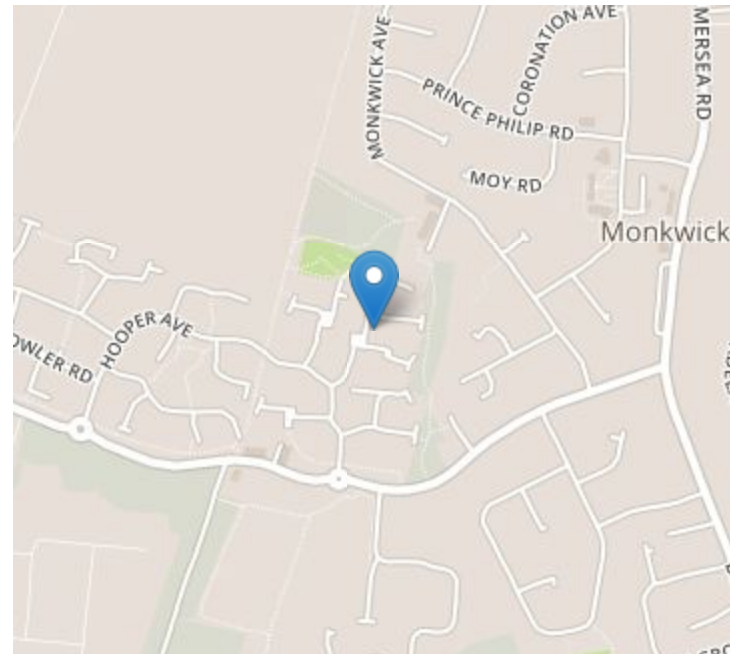
18' 7" x 17' 2" (5.66m x 5.23m) With two up and over doors to front, power and light connected, door to rear.

Property Details.

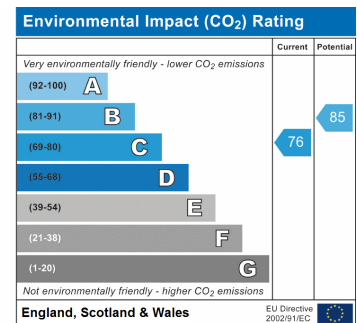
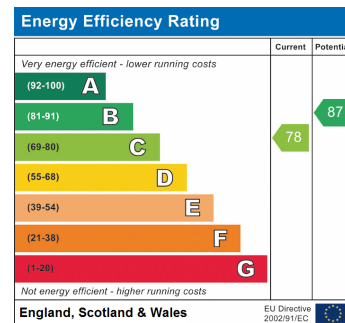
Floorplans



Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.