



- Victorian Bay Front Semi-Detached House
- Generous Garden & Off Road Parking
- Recently Refurbished Throughout
- Open Plan Living-Dining Room
- Modern Fitted High Gloss Kitchen With Integrated Appliances
- First Floor Family Bathroom Suite
- Three Generous Bedrooms
- Hamilton School & Royal Grammar School Location

**140 Butt Road, Colchester, Essex. CO3 3DP.**

\*Guide Price £325,000 - £350,000\* This charming and recently refurbished Victorian home is positioned within moments of Colchester's Town Centre & Hamilton Primary School. With a range of amenities close by, as well as Abbey Fields Recreation Field, it makes the ideal family home. Refurbished throughout to a high standard and providing any prospective purchaser with a 'stress free' purchase, this family home is ready to be occupied without delay.





# Property Details.

## Ground Floor

### Entrance Hall

With stairs rising to first floor and doors to;

### Lounge/Diner



24' 4" x 10' 7" (7.42m x 3.23m) With feature bay UPVC double glazed window to front, UPVC double glazed window to rear, radiator, under stairs storage cupboard, door to;

### Kitchen



14' 8" x 8' 2" (4.47m x 2.49m) With UPVC double glazed window to side and rear aspect, UPVC door to side aspect, a range of modern fitted high gloss base and eye level units with integrated appliances and work surfaces over, inset electric fan assisted oven and grill with inset hob and extractor fan over, space for further appliances

## First Floor

### Landing

Stairs to ground floor, with doors to;

### Bedroom One



14' 3" x 10' 10" (4.34m x 3.30m) UPVC windows to front, radiator, built in wardrobe.

### Bedroom Two



14' 7" x 8' 1" (4.45m x 2.46m) With UPVC double glazed window to rear, built in wardrobe.

# Property Details.

## Bedroom Three



9' 2" x 5' 11" (2.79m x 1.80m) With UPVC double glazed window to rear, radiator.

## Family Bathroom Suite



With UPVC double glazed window to side, panel bath with tiled wall behind and screen with shower over, wash hand basin, W.C

## Outside

### Rear Garden



The outdoor space comprises of an excellent West facing rear garden, allowing for maximum sunlight and features an array of mature shrubs, plants and bushes throughout. Parking is accessible via a share driveway, providing off road parking secured through cast iron double gates. A large patio area makes for the perfect outdoor seating area. Offered with no onward chain and needing to be viewed to be appreciated fully, internal inspections are welcomed and can be arranged with a consultant at short notice.

### Additional Information

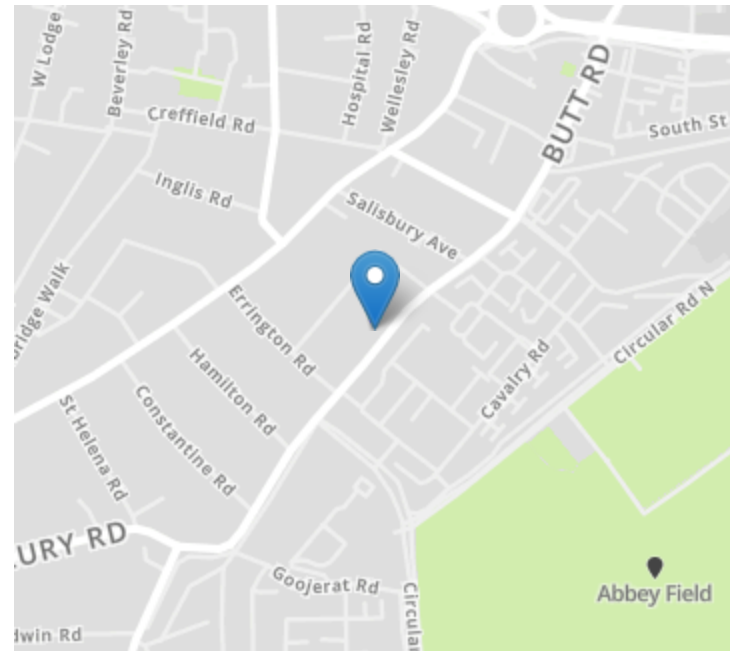
The property also benefits from planning permission granted for "The erection of a single storey rear infill extension to include 3x roof lights & bi-folding doors. A loft conversion/dormers to include 2x roof lights & 2x rear windows". Please see further imagery and note application number 210090 on the Colchester Borough Council Planning Portal for further information.

# Property Details.

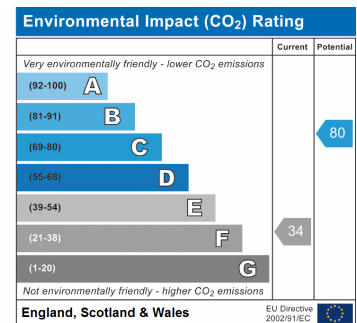
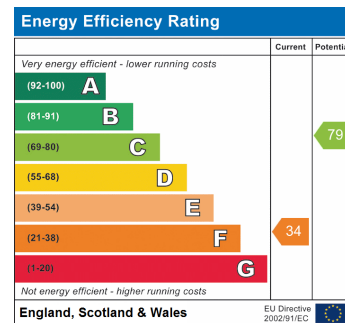
## Floorplans



## 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.