



- Three Bedroom House
- Semi Detached House
- Off Road Parking
- Generous Rear Garden
- Modern Living Accommodation
- Kitchen/Diner
- Bathroom & Cloakroom

4 Robinson Close, Great Bromley, Colchester, Essex. CO7 7FW.

A modern Semi-Detached family home offered for sale with no onward chain. This three bedroom house offers modern living accommodation, highlights include recently fitted carpets and quartz worktops. Immaculately presented throughout including ample off road parking and a generous rear garden. Great Bromley is a quiet village positioned just outside of Colchester. This detached home allows quick access back onto the A120 leading to the A12 in just minutes. Agent holds keys to view.



Property Details.

Ground Floor

Entrance Hall

16' 04" x 6' 07" (4.98m x 2.01m) Composite front door opening onto the hall way, stairs raising to first floor, under stairs storage, wall mounted alarm, doors leading to:

Cloakroom

6' 04" x 2' 10" (1.93m x 0.86m) Tiled floor, radiator, low level WC wash hand pedestal basin with tiled splash back.

Lounge



13' 07" x 10' 07" (4.14m x 3.23m) Double glazed window to front, ceiling mounted smoke alarm, radiator, space for furniture.

Kitchen/ Diner



17' 02" x 9' 10" (5.23m x 3.00m) Double glazed windows to rear and side, French doors opening onto the rear garden, radiator, tiled floor, modern fitted kitchen including a range of base draws and units, wall units, quartz work top and splash back, integrated cooker, over head fan, washing machine, fridge freezer, cupboard housing tumble dryer and fuse box.

First Floor

Landing

9' 06" x 6' 11" (2.90m x 2.11m) Airing cupboard and doors leading to:

Bedroom Two



12' 08" x 10' 10" (3.86m x 3.30m) Double glazed window to front, radiator, space for double bed and furniture, access to loft hatch.

Bedroom One



13' 02" x 10' 01" (4.01m x 3.07m) Double glazed window to rear, space for double bed and furniture.

Property Details.

Bedroom Three



10' 0" x 6' 11" (3.05m x 2.11m) Double glazed window to rear, radiator, space for single bed.

Bathroom



6' 02" x 6' 0" (1.88m x 1.83m) Double glazed obscured window to rear, radiator, tiled floor and walls, white bathroom suite including low level WC, wash hand basin, panelled bath with over head shower.

Outside

Frontage & Driveway

A generous frontage with a footpath leading to the front door, off road parking to the side of the property via the blocked paved driveway creating parking for several cars.

Rear Garden



A well maintained rear garden, with patio area and the remainder laid to lawn. Two sheds , retained by privacy fencing, side access to the front drive.

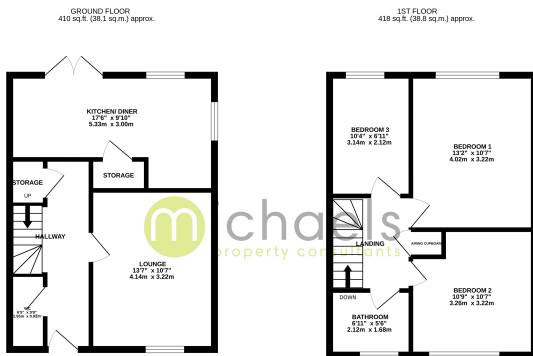
Agent Note

Owners at 100% of the property will only ever be leaseholders and Orwell will retain the freehold. This is to ensure that the properties stay as affordable housing. Once individuals own over 80%, there is a buy-back clause and if they wanted to sell, Orwell would repurchase at the RICS market value.

Anyone applying to purchase this home would need to live, work or have immediate family in the Tendring District Council area.

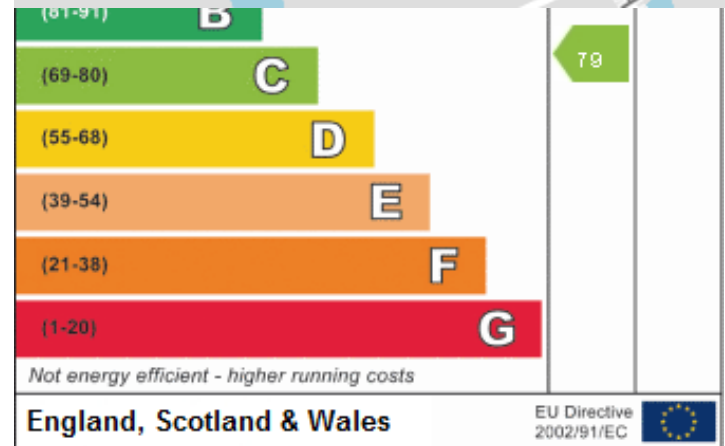
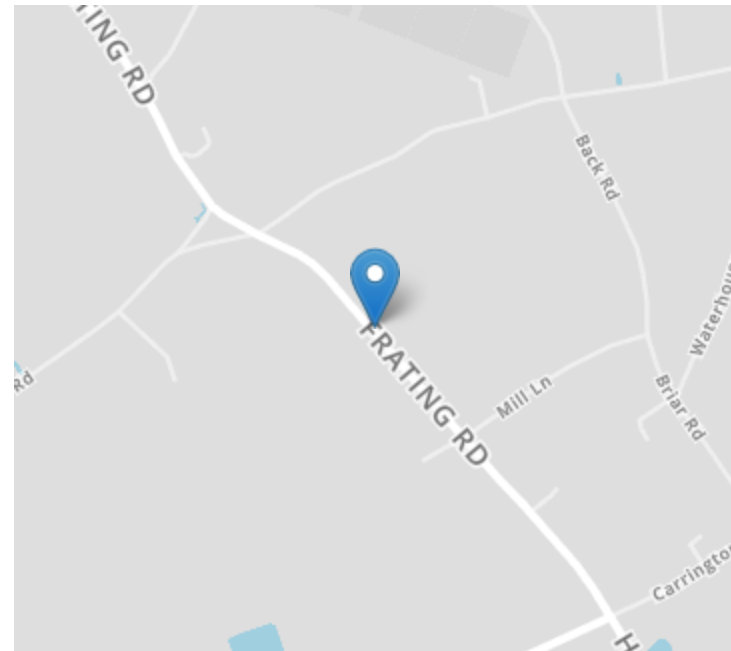
Property Details.

Floorplans



TOTAL FLOOR AREA: 828 sq ft (76.9 sq m) approx.
We do not carry out structural surveys and do not guarantee the accuracy of the figures contained herein. Measurements of floor, ceiling, walls and roof are taken by the agent and are approximate only. All distances are given as a guide only. The agent does not warrant the accuracy of the figures contained herein. All distances are given as a guide only. The agent does not warrant the accuracy of the figures contained herein. All distances are given as a guide only. The agent does not warrant the accuracy of the figures contained herein.

Location



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.