

Guide Price

£275,000



- Guide Price £275,000 - £285,000
- Victorian Bay Front Semi-Detached House
- Three Bedrooms
- First Floor Shower Room
- 24ft Lounge/Diner
- Lots Of Character & Potential
- Generous Garden
- Potential For Off Road Parking

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

Guide Price £275,000 - £285,000 An excellent opportunity to acquire this 'Bay Fronted' three bedroom semi-detached house residing in the ever popular Maldon/Butt Road district of Colchester, within walking distance of some of the country's finest comprehensive and private schooling along with its historic vibrant Town Centre. Presented to the market with no onward chain and offering lots of potential this Victorian home offers three generous bedrooms, first floor shower room, a 24ft lounge/diner with feature bay window, kitchen and a downstairs cloakroom.



Call to view 01206 576999

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' 1" (4.47m x 2.46m) With UPVC double glazed window to side, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, kitchen appliances to remain, door to lobby.

Lobby

With UPVC door to garden, door to;

WC

With window to rear, low level WC.

First Floor

Landing

With doors to;

Bedroom One



14' 3" x 10' 10" (4.34m x 3.30m) With two UPVC double glazed windows to front, two sets of built in wardrobes.

Property Details.

Bedroom Two



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

Shower Room



With UPVC double glazed window to side, close coupled WC, wash hand basin, shower cubicle.

Bedroom Three



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

Outside

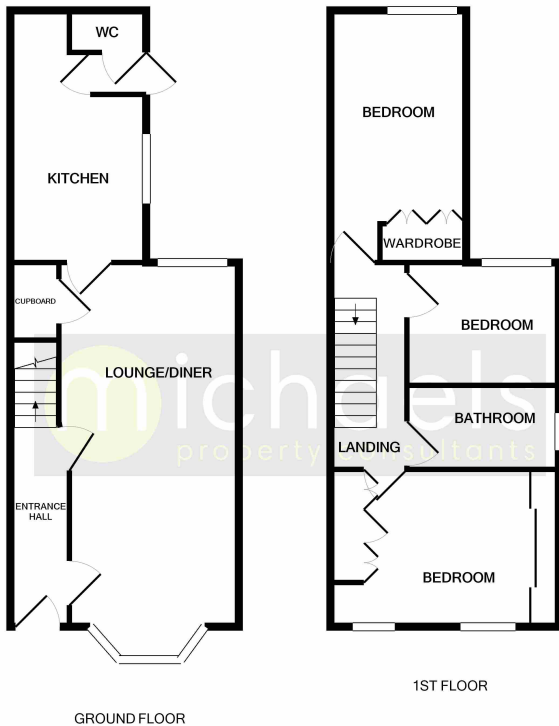
Rear Garden



A generous rear garden enclosed by fencing with gated side access via the shared driveway. There is potential for off road parking to be created within this space.

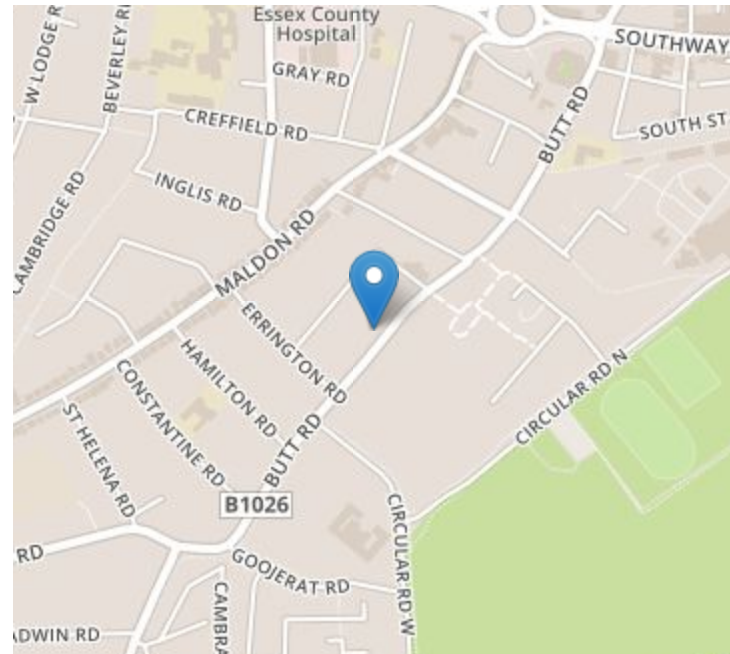
Property Details.

Floorplans

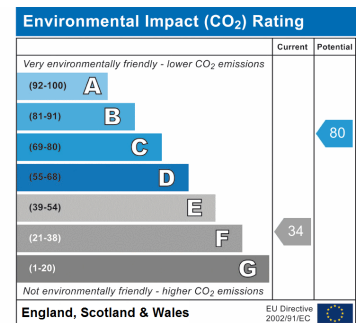
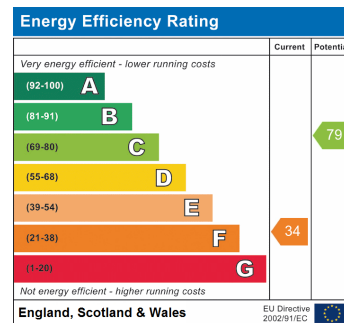


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.