



- GUIDE PRICE £275,000 - £300,000
- Sought After Location
- Sizeable Detached House
- Three Bedrooms
- Modern Kitchen/Diner
- Generous Lounge
- Good Size Rear Garden
- Garage & Parking

24 Crosstree Walk, Colchester, Essex. CO2 8QF.

GUIDE PRICE £275,000 - £300,000 Positioned on a corner plot is this much improved three bedroom detached house located to the south of Colchester with excellent access to a choice of shops and supermarkets, takeaways, sought after primary & secondary schools and a very well served bus route to Colchester town and mainline train stations to London Liverpool Street. The property comprises a modernised 19ft kitchen/diner with contemporary units, spacious lounge, downstairs cloakroom, three generous bedrooms and a family bathroom.



Property Details.

Ground Floor

Entrance Hall

With tiled floor, door to cloakroom and open to lounge/diner.

Downstairs Cloakroom

With double glazed window to side, radiator, close coupled WC, wash hand basin.

Kitchen/Diner



19' 4" x 11' 9" (5.89m x 3.58m) With double glazed window to front and side, tiled floor, two radiators, a range of matching contemporary high gloss eye level and base units with drawers and worktops over, inset sink and drainer, electric oven with gas hob and extractor hood over, integrated fridge/freezer, stairs rising to first floor and door to;

Lounge



19' 4" x 10' 6" (5.89m x 3.20m) With double glazed window to rear, French doors to garden, radiator, feature fireplace with built in storage to either side.

First Floor

Landing

With UPVC double glazed window to side, radiator, loft access and doors to;

Bedroom One



11' 3" x 10' 7" (3.43m x 3.23m) With double glazed window to rear, radiator, built in wardrobe.

Property Details.

Bedroom Two



11' 3" x 8' 7" (3.43m x 2.62m) With double glazed window to front, radiator, built in wardrobe.

Bedroom Three



7' 6" x 7' 4" (2.29m x 2.24m) With double glazed window to rear, radiator.

Family Bathroom



With obscure window to front, close coupled WC, wash hand basin, panelled bath with shower attachment.

Outside

Rear Garden



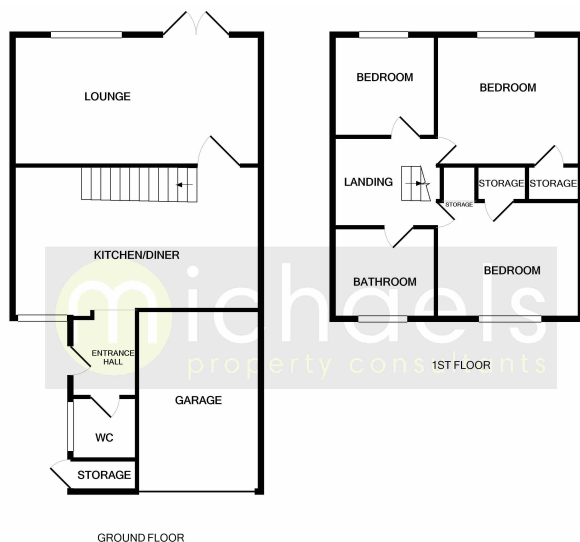
A good sized rear garden enclosed by panel fencing with gated side access, predominately lawn with a patio area.

Garage

With up and over door to front.

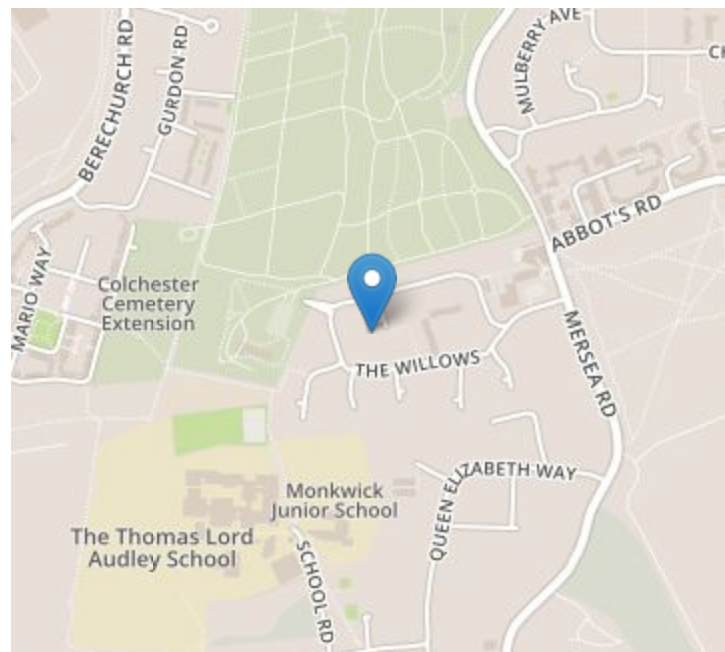
Property Details.

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.