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# Guide Price £350,000



- Detached Family House
- Three Well Proportioned Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Four Piece Bathroom
- Private Garden
- Garage And Parking
- Tucked Away At The End Of Cul-De-Sac
- West Colchester Stanway Location

# 22 Marram Close, Stanway, Colchester, Essex. CO3 0PJ.

\*Guide Price £350,000 - £375,000\* Tucked away at the end of a quiet cul-de-sac is this three bedroom detached family home - positioned to the west of Colchester in Stanway offering brilliant access to the A12, Tollgate Retail Park, The Colchester Town Centre and brilliant school catchment. Internally, the property offers an entrance hall which leads to the open plan lounge/diner and the fitted kitchen. There is also a downstairs cloakroom. To the first floor, the landing leads to three well proportioned bedrooms and a four piece family bathroom suite. The property offers generous accommodation throughout and would make an ideal purchase for any family. Outside, the rear garden is enclosed by panel fencing with gated side access. The property also benefits from a garage and a block paved driveway. Internal viewings are highly advised.



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## Property Details.

#### **Ground Floor**

#### **Entrance Hall**

With window to side, doors to;

#### WC

With window to side, fully tiled suite offering wash hand basin and WC.

#### Lounge/Diner



23' 4" x 12' 9" (7.11m x 3.89m) With window to front, French doors to rear, stairs to first floor, two radiators, storage cupboard, door to;

#### **Kitchen**



9' 10" x 7' 11" (3.00m x 2.41m) With window and door to rear, radiator, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, in-built oven, hob and extractor, space for kitchen appliances.

#### First Floor

#### Landing

With doors to;

#### **Bedroom One**



11'10" x 10' 8" (3.61m x 3.25m) With window to front, radiator.

#### **Bedroom Two**



11' 3" x 10' 8" (3.43m x 3.25m) With window to rear, radiator.

## Property Details.

#### **Bedroom Three**



8' 7" x 8' 8" (2.62m x 2.64m) With window to front, radiator.

#### Bathroom



With obscure window to rear, tiled suite offering enclosed shower cubicle, bath, wash hand basin and close coupled WC.

#### Outside

#### Garden



Enclosed garden offering a patio area leading to lawn. Enclosed by brick wall and fencing with gated access.

#### Garage & Parking

Garage with up and over door to front with power and light connected. Block paved driveway to the front of the property providing parking.

### Property Details.

#### Floorplans



While every altering has been reads to ensure the accuracy of the floopilar contained here, measurements of costs, includes costs and by their leven as approximate and no responsibility in these for any error omission or mis-statement. The plan is for illustrative properties they and here the cost of accord by any peoplective purchase. The nervice, represent and applications show here not been stated and no guarantee and to the costability or efforter or costs below.

#### 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.



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