



- No Chain
- Detached House
- Three Bedrooms
- Kitchen/Diner
- Sizeable Living Room
- Private Rear Garden
- Driveway To The Front Providing Parking Off Road
- In Need Of Light Refurbishment

## 22 Broadlands Way, Colchester, Essex. CO4 0AN.

Offered with no onward chain is this detached three bedroom home positioned on an elevated plot just off Ipswich Road with excellent access to the Colchester Town Centre, The A12 and Colchester North Station. This home offers plenty of potential and is a blank canvas for any prospective purchaser. The internal accommodation consists of an entrance hall, a sizeable living room, kitchen/diner with access to the rear garden. Whilst three bedrooms and a shower room complete the first floor. Outside, the property has a private rear garden which is enclosed by fencing with gated side access. To the front of the property, there is a block paved driveway to the front providing off road parking. Internal viewings are highly advised.





# Property Details.

## Ground Floor

### Entrance Hall

With window to front, stairs rising to first floor with cupboard under, doors to;

### Lounge



14' 11" x 11' 9" (4.55m x 3.58m) With UPVC double glazed window to front, radiator.

### Kitchen/Diner



17' 8" x 9' 1" (5.38m x 2.77m) With two UPVC windows to rear, door to rear, radiator, a range of matching units, space for kitchen appliances.

## First Floor

### Landing

With window to side, doors to;

### Bedroom One



12' 11" x 11' 4" (3.94m x 3.45m) With UPVC window to rear, radiator.

### Bedroom Two



11' 5" x 11' 3" (3.48m x 3.43m) With UPVC window to front, radiator.

# Property Details.

## Bedroom Three



8' 2" x 7' 5" (2.49m x 2.26m) With UPVC window to front, radiator, airing cupboard.

## Shower Room



With UPVC obscure window to rear, wash hand vanity basin, close coupled WC, walk in shower cubicle.

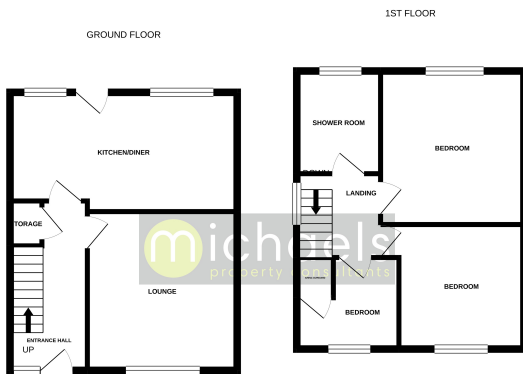
## Rear Garden



Side gated access to a private garden predominately laid to patio and lawn with mature shrubs enclosed by fencing.

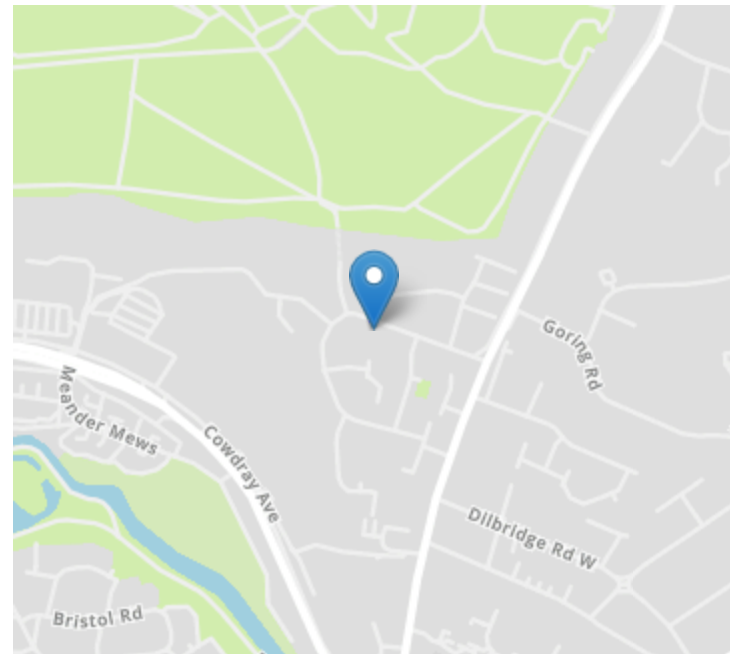
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of floors, heights, spaces and distances should be approximate and no responsibility is taken for any error or omission in the information. This plan is for general guidance only and should not be relied upon for any prospective purchase. The services, fixtures and appliances shown here will have varied and no guarantee will be made regarding their condition or availability.

## 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.