



- Versatile Town House Living
- Four Bedrooms Across Three Floors
- Two En Suites And Family Bathroom
- Kitchen-Diner With Integrated Appliances & Dual Aspect Windows
- Large Living Room
- Utility Room
- Family Bathroom & Separate WC
- Private Garden, Off Road Parking & Garage

## 17 Circus Square, Colchester, Essex. CO2 7TG.

\*Guide Price £300,000 - £320,000\* This versatile and deceptive four bedroom town house is pleasantly positioned, overlooking a small greensward enclosed by cast iron railing, to the South of Colchester. Ideal for the expanding family in mind, this spacious property provides generous accommodation, evenly distributed across three floors. The ground floor accommodation commences with an entrance hall providing excellent storage throughout and leads on to a large double bedroom, complete with an en-suite shower room and UPVC french doors providing access to a well proportioned private rear garden.



# Property Details.

## Ground Floor

### Entrance Hall

UPVC entrance door to front aspect, radiator, stairs to first floor, storage cupboard, consumer unit, under stairs storage, Amtico floor, further doors:

### Bedroom Two



13' 3" x 9' 5" (4.04m x 2.87m) UPVC french doors to rear aspect, radiator, Amtico floor, radiator, further door to:

### Ensuite Bathroom



Pedestal wash hand basin, W.C, vinyl tiled floor, shower cubicle, extractor fan, UPVC window to front aspect

### Utility Room

7' 9" x 5' 1" (2.36m x 1.55m) UPVC door to rear aspect, variety of base and eye level fitted units with work surfaces over, space under counter for washing machine, tumble dryer, tiled splash back, wall mounted gas boiler, thermostat, extractor fan

## First Floor

### First Floor Landing

UPVC window to front & rear aspect, radiator, communication points, doors to:

### Living Room



17' 5" x 9' 9" (5.31m x 2.97m) UPVC window to front & rear aspect, radiator, variety of communication points

### Kitchen-Diner



17' 5" x 8' 11" (5.31m x 2.72m) Variety of modern fitted base and eye level units with working surfaces over, a range of integrated appliances throughout ranging from 4 ring gas hob with extractor fan over, electric fan assisted oven & grill, dishwasher, space for free standing fridge/freezer, inset stainless steel sink, drainer and tap over, UPVC windows to front and rear aspect, inset spotlights

### W.C

Vanity wash hand basin, radiator, low level W.C with internal wall flush, UPVC window to front aspect

# Property Details.

## Second Floor

### Second Floor Landing

Stairs to first floor, UPVC window to front aspect, over stairs cupboard, further door to:

### Master Bedroom



10' 11" x 10' 0" (3.33m x 3.05m) UPVC window to front aspect, radiator, built in 'his & her' wardrobes, communication point, further door to:

### En-suite Bathroom



Shower, W.C, pedestal wash hand basin, spotlights, extractor fan, UPVC window to front aspect

### Bedroom Three

9' 9" x 9' 2" (2.97m x 2.79m) UPVC window to front aspect, radiator

### Bedroom Four

9' 2" x 7' 7" (2.79m x 2.31m) UPVC window to rear aspect, radiator

## Family Bathroom Suite



Pedestal wash hand basin, W.C, panel bath, radiator, inset spotlight

## Garden, Garage & Parking



As previously mentioned, this property benefits from a well maintained private rear garden. The garden commences with a patio area, ideal for a BBQ and outdoor seating furniture, leading on to the remainder of the garden which is predominately laid to lawn. The boundaries are formed by panel fencing and there is a gate providing side access.

The garage features full power and overhead storage. Access is via an up and over door. In front of the garage, off road parking can be found.

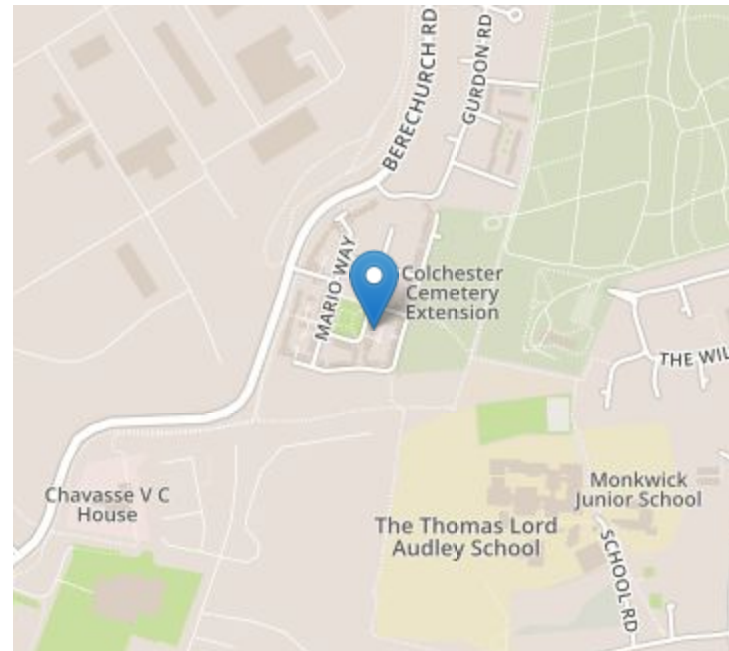
# Property Details.

## Floorplans

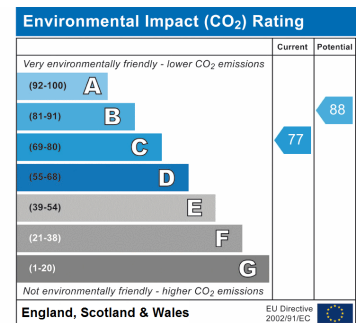
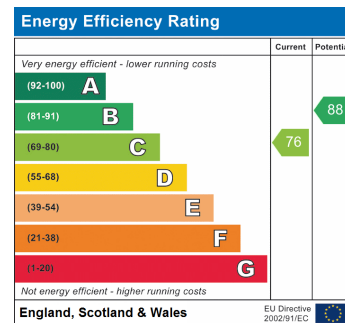


What every seller has been made to ensure the accuracy of the floor plans contained here. Measurements of floors, walls, doors and any other items are approximate and not responsible. Some for sale only, research or this information. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings of any kind are not included in the purchase. See for full details of details, call the agent. Michael's (01206) 576999

## 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.