



- West Colchester, Prettygate Location
- Close To An Array Of Education Choices & Amenities
- Three Bedroom Semi-Detached Family Home
- Ground Floor Bathroom
- Traditional Fitted Kitchen With Space For Appliances
- Large Reception Room
- Utility Room
- Added Luxury Of A Conservatory
- Three Bedrooms
- Private & Enclosed Rear Garden

20 Cape Close, Colchester, Colchester, Essex. CO3 4LX.

** Guide Price £300,000 - £325,000** Situated in the heart of the ever popular West district of Colchester, Prettygate, sits this excellent three bedroom semi-detached family home. Offered to the market with the added benefit of no onward chain, this home is within moments of an array of amenities, ranging from; convenience stores, doctors/dentist surgeries and a wide range of schooling. Residing within an area renowned for family living, this home must be viewed to be appreciated in its entirety.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs to first floor, inset under-stairs cupboard, radiator, further inset cupboard, doors and access to:

Ground Floor Bathroom



Ground floor family bathroom suite formed by; panelled bath with shower over, tiled finishes, pedestal wash hand basin, W.C, window to side aspect, radiator

Reception Room



17' 5" x 10' 4" (5.31m x 3.15m) Dual aspect windows to front and rear aspect, communication points, radiator, feature fireplace

Kitchen



10' 0" x 7' 5" (3.05m x 2.26m) Window to side aspect

A fitted kitchen comprising of; a range of base and eye level fitted units with worksurfaces over, inset sink, drainer and tap over, space for cooker and additional space for further appliances, radiator.

Utility Room



7' 10" x 5' 9" (2.39m x 1.75m) Access to rear garden & window to rear aspect, space and plumbing for washing machine & dishwasher, gas wall mounted boiler

Property Details.

Conservatory



15' 0" x 10' 10" (4.57m x 3.30m) Windows to all aspect, door to rear aspect (providing access to rear garden), radiator

Bedroom Two



10' 0" x 7' 5" (3.05m x 2.26m) Window to rear aspect, radiator, inset storage cupboard

First Floor

Landing

Loft access (with ladder & light), stairs to ground floor, doors and access to:

Master Bedroom



15' 0" x 10' 6" (4.57m x 3.20m) Window to front aspect, airing cupboard, radiator, built in wardrobe, access to en-suite cloakroom

Bedroom Three



9' 9" x 7' 1" (2.97m x 2.16m) 9' 9" x 7' 1" (2.97m x 2.16m) Window to front aspect, radiator

Outside & Garden

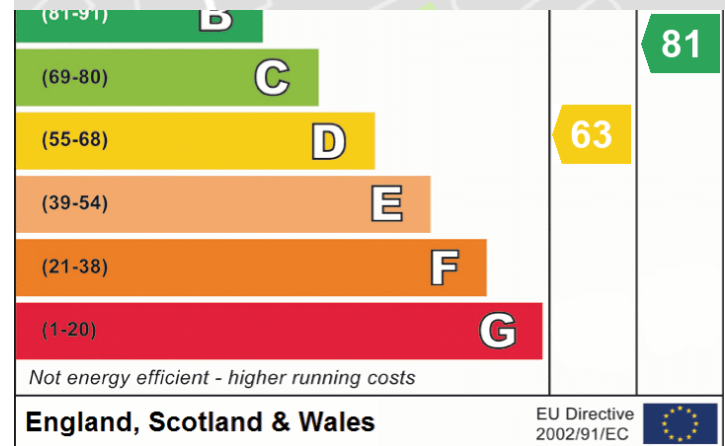
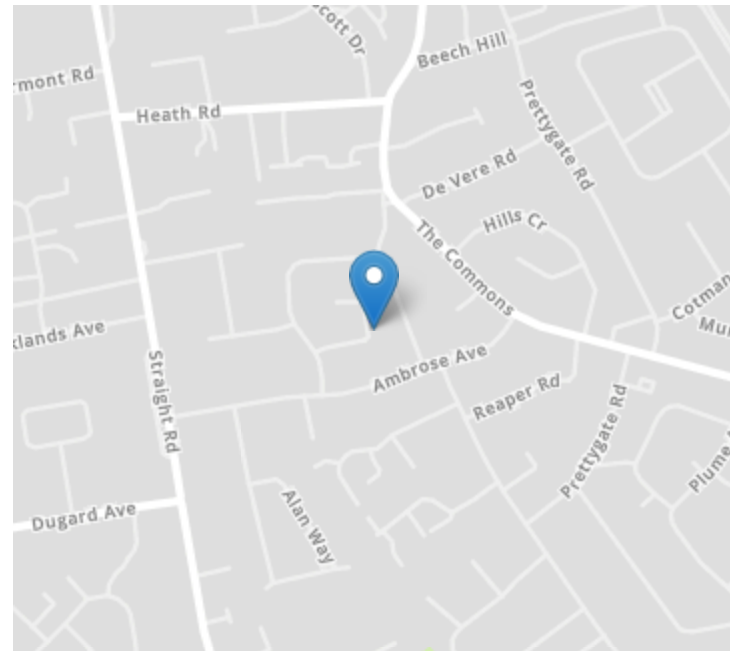


Outside, the property is further enhanced by a spacious garden, predominantly laid to lawn and complimented with a patio. Boundaries are formed by panel fencing. There is also a small front garden on offer.

Property Details.

Floorplans

Location



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.