



- Mid Terrace Property
- East Colchester
- Large Kitchen/Breakfast Room
- Three bedrooms
- Modern Family Bathroom
- Private Driveway

### 3 Othello Close, Colchester, Essex. CO4 3LB.

\*Guide Price £225,000 - £235,000\* Situated in a pleasant cul-de-sac to the East of Colchester is this very well presented, three bedroom mid terrace property. The house resides in a peaceful location and highlights of the property include its three well proportioned bedrooms, modern fully tiled bathroom suite, large kitchen/breakfast room and added benefit of fully converted loft room. The property also offers a private driveway to the front of the property.





# Property Details.

## Ground Floor

### Entrance Hall

Radiator, stairs to first floor, under stairs storage cupboard.

### Cloakroom

Low level WC, pedestal wash hand basin, UPVC window to rear.

### Living Room



16' 7" x 11' 7" (5.05m x 3.53m) UPVC window to front, radiator, serving hatch, wooden flooring, radiator.

## Kitchen



11' 7" x 9' 4" (3.53m x 2.84m) UPVC window to rear, range of wall and base units with roll edge work surfaces over, stainless steel sink unit with tap and drainer, splash backs, plumbing for dishwasher and washing machine, space for fridge /freezer, two electric ovens and four ring gas hob with hood over, combi boiler, spot lights.

## First Floor

### Landing

double storage cupboard.

### Bathroom



Frosted UPVC window to rear, low level WC, pedestal wash hand basin, corner bath with mixer tap, chrome heated towel rail, fully tiled.

# Property Details.

## Bedroom One



12' 4" x 10' 1" (3.76m x 3.07m) UPVC window to front, radiator.

## EnSuite

Fully tiled double shower cubicle, chrome heated towel rail.

## Bedroom Two



9' 6" x 7' 8" (2.90m x 2.34m) UPVC window to front, radiator.

## Bedroom Three

11' 1" x 9' 7" (3.38m x 2.92m) UPVC window to rear, radiator, double storage cupboard, stairs to loft room.

## Loft Room



15' 11" x 11' 3" (4.85m x 3.43m) Velux window to rear aspect, eves storage cupboards.

## Outside



To the front of the property there is a private driveway providing off road parking for several cars. The rear garden has been recently laid with artificial; grass, raised sleepers with mature flower beds, garden tap, purpose built generous summer house and shed both with power and light connected.

# Property Details.

## Floorplans



Ground Floor  
Approx. Floor Area 478 Sq.Ft. (44.4 Sq.M.)

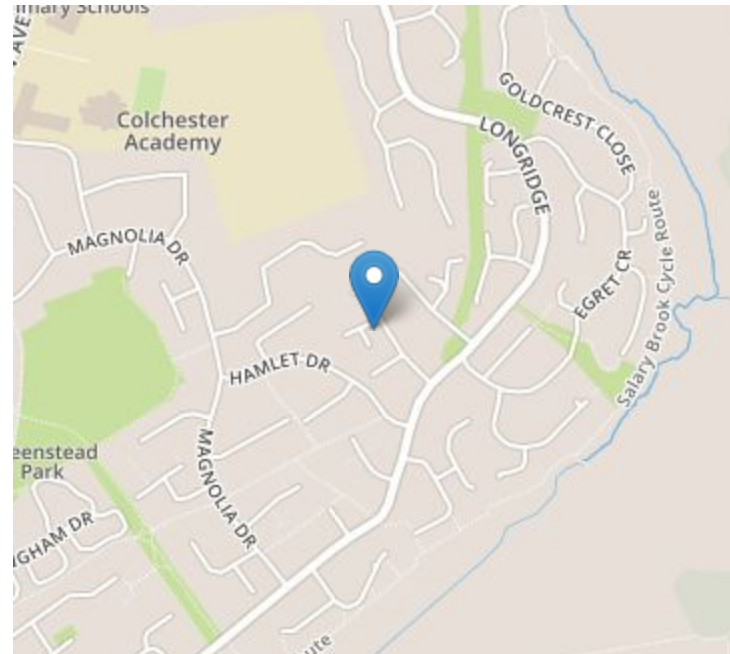
1st Floor  
Approx. Floor Area 477 Sq.Ft. (44.3 Sq.M.)

2nd Floor  
Approx. Floor Area 209 Sq.Ft. (19.4 Sq.M.)

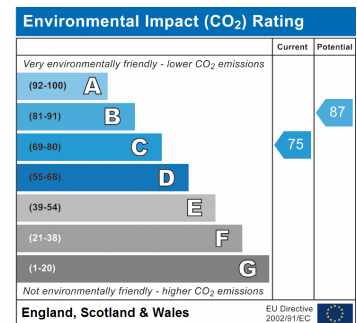
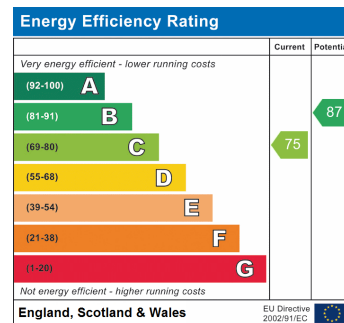
Total Approx. Floor Area 1165 Sq.Ft. (108.2 Sq.M.)

Whilst every effort has been made to ensure the accuracy of the floor plans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency is given.  
Made with Microsoft CAD 11

## 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.

