



- Offered With No Onward Chain
- Five Generous Bedrooms
- Fitted Kitchen & Dining Room
- Family Bathroom & Downstairs Cloakroom
- Large Living Room
- Private Rear Garden
- Parking
- Investment Opportunity

**22 Sittang Close, Colchester, Essex. CO2 9RB.**

Offered with no onward chain is this five bedroom semi-detached house positioned adjacent to greensward located to the south of Colchester offering excellent access to the Colchester Town Centre, great local amenities and schooling. Benefitting from generous accommodation over two floors and offering lots of potential this home would be ideal for either a first time buyer or investment purchaser. Internally, the property benefits from five bedrooms, a fitted kitchen, separate dining room, living room, downstairs cloakroom and a family bathroom. Outside, there is a private rear garden and parking available.



# Property Details.

## Entrance Porch

With storage cupboard, doors to;

## Hallway

With UPVC double glazed door and window to rear, stairs rising to first floor and doors to;

## WC

With UPVC double glazed window to front, low level WC, wash hand basin.

## Kitchen



10' 10" x 10' 10" (3.30m x 3.30m) With UPVC double glazed window to front, radiator, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, tiled splashbacks, space for kitchen appliances.

## Dining Room



10' 10" x 10' 5" (3.30m x 3.17m) With UPVC double glazed window to rear, radiator.

## Living Room



16' 6" x 10' 10" (5.03m x 3.30m) With UPVC double glazed window to rear, radiator.

## First Floor

### Landing

With airing cupboard, doors to;

# Property Details.

## Bedroom One



11' 7" x 11' 0" (3.53m x 3.35m) With UPVC double glazed window to rear, radiator, built in wardrobe.

## Bedroom Two

10' 9" x 10' 8" (3.28m x 3.25m) With UPVC double glazed window to front, radiator.

## Bedroom Three



10' 9" x 10' 7" (3.28m x 3.23m) With UPVC double glazed window to rear, built in wardrobe, radiator.

## Bedroom Four

10' 6" x 7' 5" (3.20m x 2.26m) With UPVC double glazed window to front, radiator, built in cupboard.

## Bedroom Five

6' 5" x 5' 10" (1.96m x 1.78m) With UPVC double glazed window to rear.

## Bathroom



With two UPVC obscure windows to rear, low level WC, wash hand basin, panelled bath, part tiled walls.

## Outside

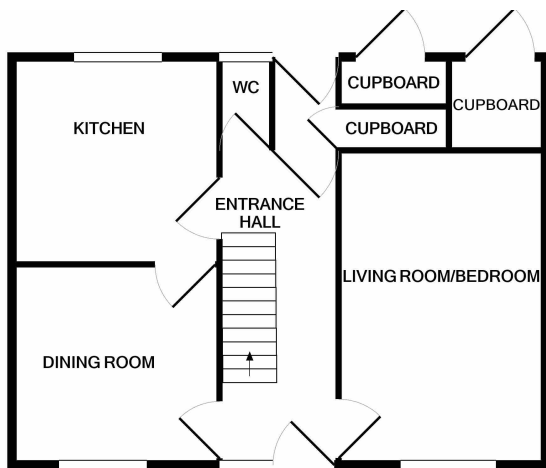
### Rear Garden



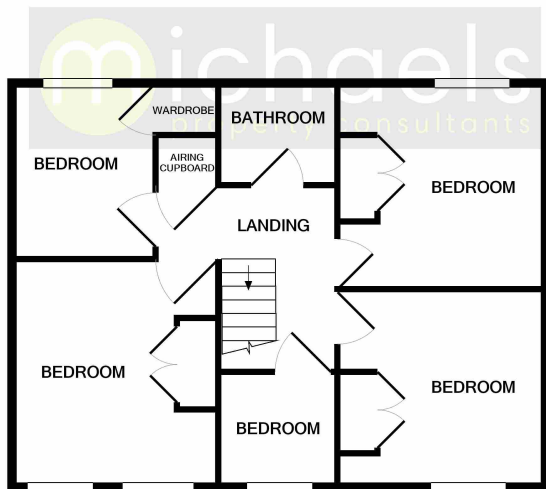
Enclosed by panel fencing with gated rear access.

# Property Details.

## Floorplans



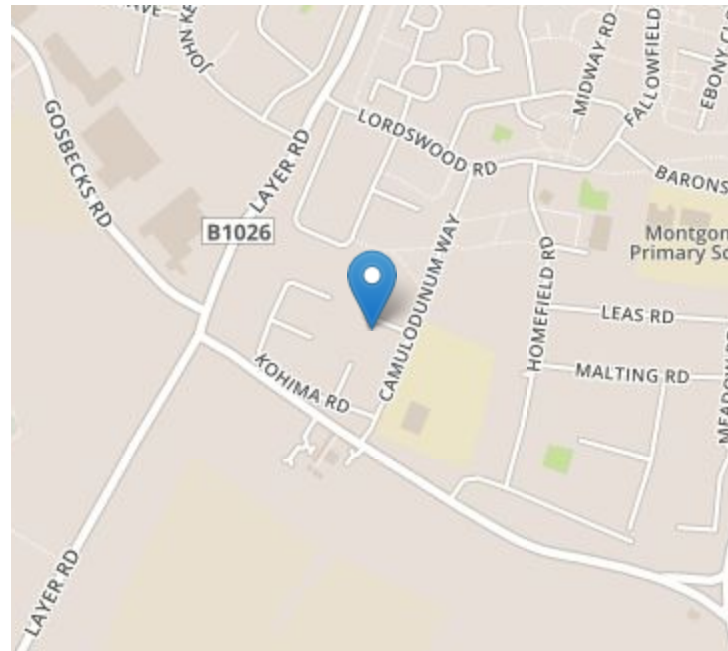
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.