



- Having Undergone A Recent Programme Of Refurbishment
- Versatile Accommodation Spread Over Two Floors
- Planning Approved For A Single Storey Extension
- Large & Generous Enclosed Private Rear Garden
- Off Road Parking
- Nestled In a Private Position Away From Shrub End Road
- Within Close Proximity Of Colchester's City Centre, Amenities & Station
- Excellent School Catchment
- Extended To Rear
- Well Portioned Bedrooms

## 4 Pond Chase, Colchester, Essex. CO3 4RD.

\*\* Guide Price £325,000 to £350,000 \*\* Privately located away from Shrub End Road lies this unique opportunity to acquire this spacious three-bedroom semi-detached house situated in the sought-after area of Shrub End to the south of Colchester. Tucked away on a private road, this property offers a peaceful and secluded setting while still enjoying the convenience of being just off the popular Shrub End Road. The ground floor features a generously sized living room, providing ample space for relaxation and entertaining guests. The kitchen, also located on the ground floor, is well-appointed and offers plenty of storage and countertop space. Property in this location proves to be a rare find.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Porch

Entrance door, UPVC windows to side aspect.

### Living Room



12' 9" x 9' 8" (3.88m x 2.94m) UPVC window to front aspect, feature fireplace with surround and hearth, radiator.

### Dining Room



13' 0" x 10' 0" (3.96m x 3.05m) UPVC window to side aspect, under stairs storage cupboard, door leading to:

## Kitchen



12' 5" x 7' 9" (3.78m x 2.36m) Base and eye level units, sink and drainer unit with mixer tap, oven and hob, space and plumbing for dishwasher and space for fridge/freezer, UPVC window to rear aspect, door leading to:

### Rear Lobby/Storage Area

16' 0" x 8' 3" (4.87m x 2.51m) UPVC window to front aspect, doors leading to large storage area and rear garden.

### Ground Floor Shower Room

6' 4" x 4' 2" (1.93m x 1.27m) Low level WC, wash hand basin and separate shower cubicle, obscure glazed window to rear aspect.

## First Floor

### Bedroom One



15' 9" x 13' 0" (4.80m x 3.96m) UPVC windows to front and rear aspects, storage cupboard, radiator.

# Property Details.

## Bedroom Two



11' 7" x 10' 0" (3.53m x 3.05m) UPVC window to front aspect, radiator.

## Bedroom Three



10' 0" x 9' 0" (3.05m x 2.74m) UPVC window to side aspect, storage cupboard, radiator.

## Family Bathroom

12' 7" x 7' 11" (3.83m x 2.41m) Low level WC, vanity sink unit and panelled bath with shower over, window to rear aspect.

## Outside



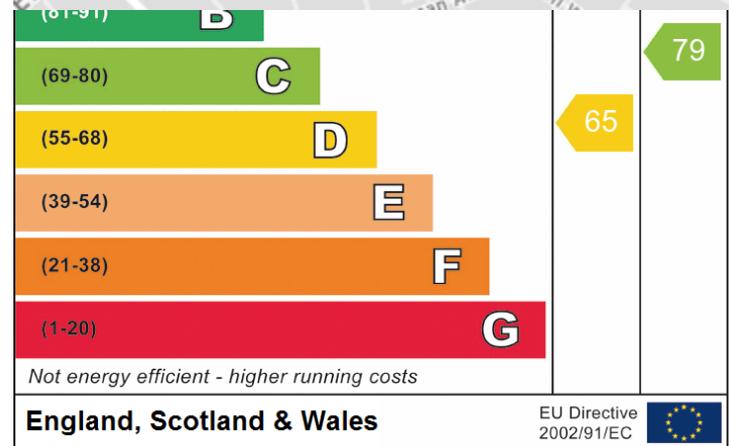
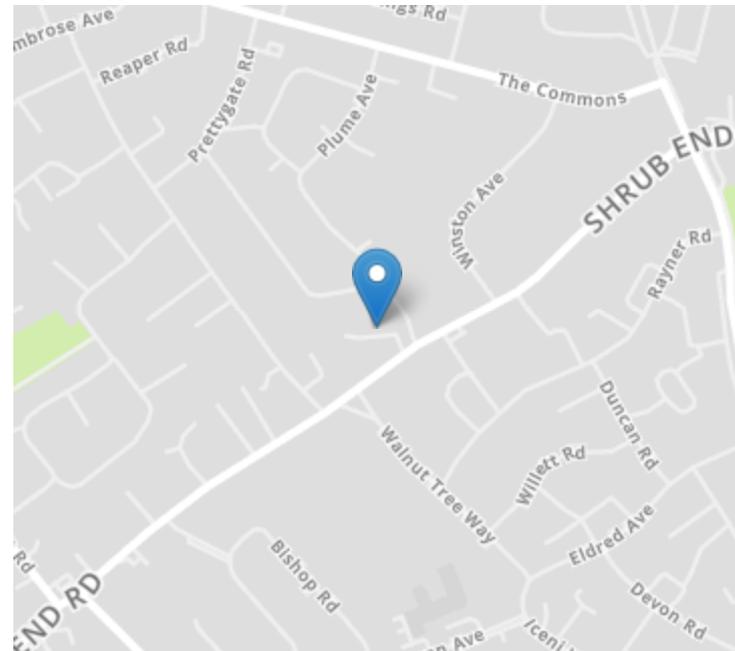
To the rear of the property offers a well established and large garden surrounded by panel fencing with a variety of plant borders, shrubs and trees. To the front of the garden provides a large patio area, suitable for outside dining or entertaining, with path leading to the rear of the garden providing a a shed and green house which is to remain. To the front of property boasts a large driveway for two vehicles.

# 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.