



- Sought After Location
- Offered with No Onward Chain
- Very Sizeable Detached House
- Three Bedrooms
- Newly Fitted Shower Room & Ground Floor Cloakroom
- Fitted Kitchen
- Generous Living Room
- Garage & Private Off Road Parking

### 3 Wych Elm, Colchester, Essex. CO2 8PR.

GUIDE PRICE £240,000 - £260,000 Located on the The Willows a sought after area to the south of Colchester is this sizeable detached property offering huge potential. The property comprises of entrance hallway, ground floor cloakroom, fitted kitchen, generous living/dining room, three good size bedrooms and a newly fitted shower room. Externally the property also benefits of garage with power and light connected, front garden and a private driveway providing private parking for several cars and a low maintenance east facing rear garden.





# Property Details.

## Ground Floor

### Entrance Hall

Cupboard housing boiler, storage cupboard, radiator, stairs to first floor.

### Cloakroom

UPVC frosted window to side, low level WC, pedestal wash hand basin, radiator.

### Kitchen



11' 8" x 7' 5" (3.56m x 2.26m) Double glazed window to front, range of base and eye level units with roll edge work surface over, inset sink unit with tap and drainer, integrated fridge/freezer, plumbing for washing machine and electric cooker, breakfast bar, serving hatch.

### Living Room



19' 4" x 10' 6" (5.89m x 3.20m) Double glazed doors to rear patio area, double glazed window to rear, gas fire, radiator.

## First Floor

### Landing

Double glazed window to side, loft access.

### Bedroom One



11' 4" x 10' 8" (3.45m x 3.25m) Double glazed window to rear, double wardrobe, radiator.

### Bedroom Two



11' 4" x 8' 7" (3.45m x 2.62m) Double glazed window to front, airing cupboard, radiator.

# Property Details.

## Bedroom Three



7' 7" x 7' 6" (2.31m x 2.29m) Double glazed window to rear, radiator.

## Shower Room



Double glazed window to front, low level WC, pedestal wash hand basin, double shower cubicle, part tiled walls, radiator.

## Garage

Up and over door, power & light connected.  
External door leading to bin store.

## Outside



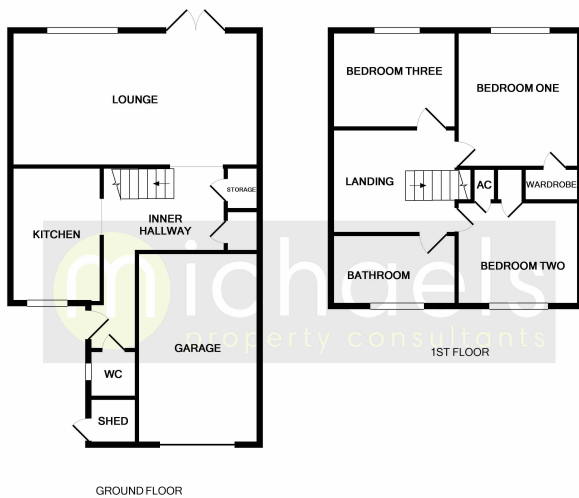
To the rear there is a generous lawn area with a paved driveway providing private parking for several cars and a path leading to the side access to the rear garden.

The east facing rear garden offers a sizeable paved patio area, with attractive flower beds, shrubs and tree surround, two gates providing side access, fully enclosed by panel fencing.



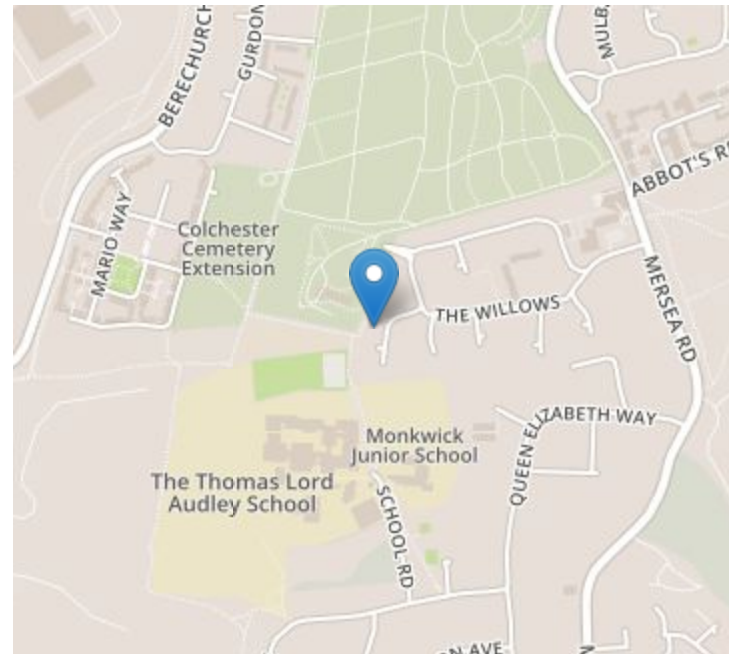
# Property Details.

## Floorplans

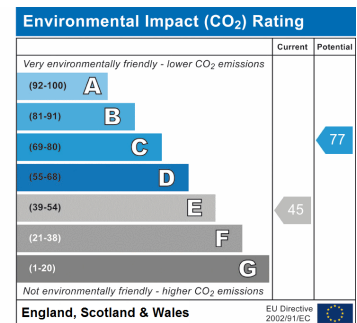
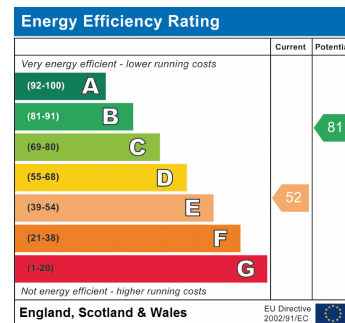


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.