



- Offered On A Chain Free Basis
- Three Bedrooms
- En-Suite Shower Room And Family Bathroom
- Kitchen/Diner
- Lounge With Bay Window
- Private Rear Garden
- Views Of A Greensward To The Front
- Parking And Car Port

**99 John Mace Road, Colchester, Essex.  
CO2 8WW.**

Fronting onto a greensward is this three bedroom terraced home offered with no onward chain and located to the south of Colchester with great access to a variety of local amenities and the A12. An ideal first time buy, this home offers generous accommodation throughout with stunning views to the front and a private garden to the rear. The internal accommodation consists of an entrance hall, downstairs cloakroom, kitchen/diner with fitted units and appliances, living room with feature bay window and French doors to the rear garden. On the first floor, there is a three well proportioned bedrooms with the master boasting an en-suite shower room and a family bathroom.





# Property Details.

## Ground Floor

### Entrance Hall

Stairs to first floor, tiled flooring, radiator, doors to

### WC

Obscure double glazed window to front, low level w.c., pedestal wash hand basin.

### Lounge



17' 2" x 12' 7" ( 5.23m x 3.84m ) Double glazed bay window to front and double glazed French doors to garden, storage cupboard, radiator.

## Kitchen/Diner



14' 4" x 10' 1" ( 4.37m x 3.07m ) Double glazed window to rear and door to garden, modern fitted kitchen comprising range of base and eye level units and drawers, roll edge work surfaces with inset sink and drainer unit, integrated oven and hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, radiator, spotlights, tiled flooring.

## First Floor

### Landing

Loft access, double glazed window to front, doors to:

### Bedroom One



10' 1" x 9' 2" ( 3.07m x 2.79m ) Double glazed window to rear, radiator, door to:

# Property Details.

## En-Suite Shower Room



Obscure double glazed window to rear, modern suite comprising tiled double shower cubicle, pedestal wash hand basin and low level w.c., radiator, tiled flooring.

## Bedroom Two

11' 10" x 9' 6" (3.61m x 2.90m) Double glazed window to rear, radiator.

## Bedroom Three



10' 7" x 7' 4" (3.23m x 2.24m) Double glazed window to front, radiator.

## Bathroom



Obscure double glazed window to front, modern three piece white suite comprising panel enclosed bath with shower attachment, low level w.c. and pedestal wash hand basin, tiled splashback, tiled flooring, radiator, inset spotlights.

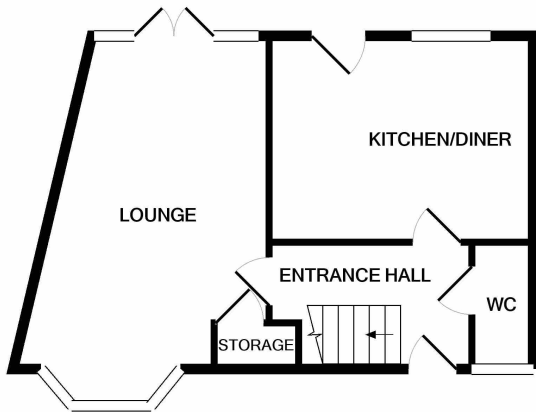
## Outside



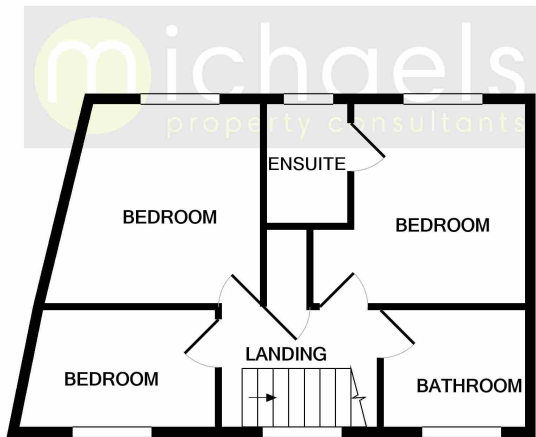
To the rear of the property, there is a generous rear garden which is enclosed by fencing with gated rear access. To the front, there is a charming enclosed front garden which leads onto the greensward. The property also features an allocated parking space and car port.

# Property Details.

## Floorplans



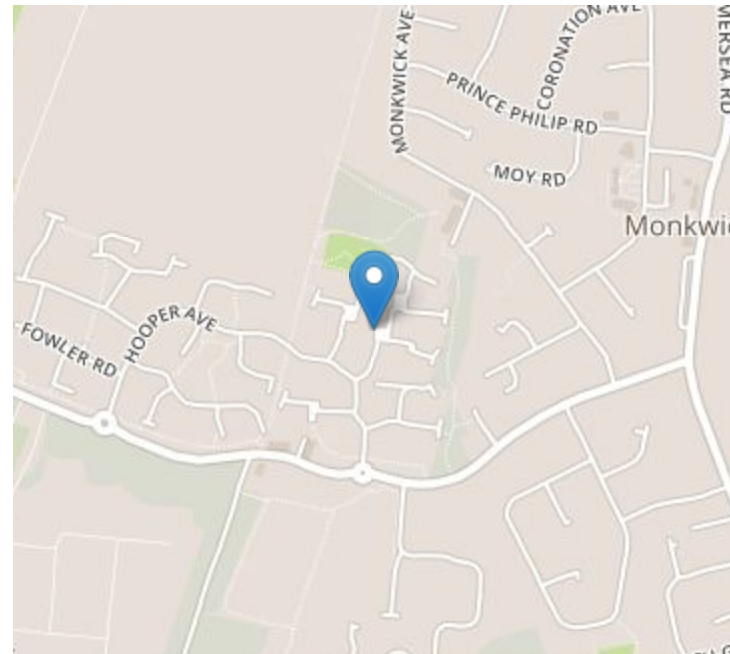
GROUND FLOOR



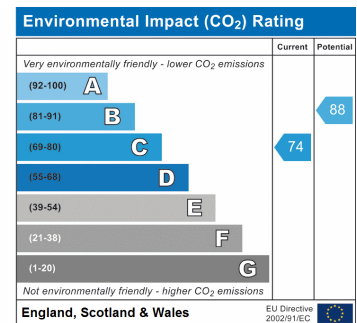
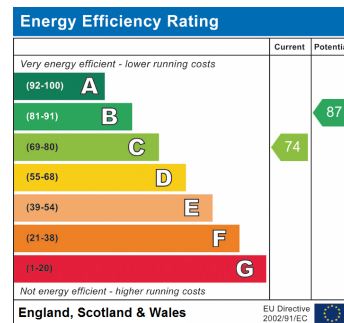
1ST FLOOR

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.