



- Beautiful Example Of A Modern Three Bedroom House
- Recently Added Conservatory
- Ground Floor WC, First Floor Bathroom & En Suite To Master
- Modern Kitchen With Build In Appliances
- Converted Loft Room
- Low Maintenance Garden & Parking for Two Cars
- Walking Distance Of Colchester North Station & General Hospital

13 Kettle Street, Colchester, Essex. CO4 5US.

****Guide Price £250,000 - £260,000**** Situated within arguably one of the most convenient area's, to the North side of Colchester, set within walking distance to North Station a direct line to London Liverpool Street, good A12 access, a stons through away from the General Hospital and offering fantastic primary and secondary school catchments is this much improved three bedroom modern family home. Internally the property consists of entrance hall, open plan living, kitchen, dining room with a utility space, ground floor cloak room and a recently added conservatory.



Property Details.

Ground Floor

Living Area



19' 6" x 11' 9" (5.94m x 3.58m) Smooth ceiling, double glazed window to rear aspect, cupboard space under the stairs, radiator opening onto -

Kitchen



Double glazed doors to rear aspect leading to conservatory, eye and base level units, roll top work surfaces, inset stainless steel single drainer sink unit with mixer tap and tiled splashbacks, space for dishwasher, integrated fridge/freezer, integrated stainless steel electric oven and four ring hob with extractor fan over, two radiators, tiled flooring. Opening onto the utility area housing the boiler and washing machine.

Cloakroom

Low level WC, wash hand basin, tiled splash backs, radiator.

Conservatory

7' 7" x 11' 8" (2.31m x 3.56m) UPVC windows to rear aspect, patio doors leading to the rear garden.

First Floor

Landing

Airing cupboard, ladder with access to fully boarded loft room, doors leading to;

Bedroom One



10' 7" x 11' 6" (3.23m x 3.51m) Smooth ceiling, double glazed window to front aspect, fitted wardrobe, radiator, door leading to en suite.

En Suite



Low level WC, wash hand basin, fully tiled shower cubicle, stainless steel heated towel rail, tiled flooring, inset spotlights, extractor fan,

Property Details.

Bedroom Two



8' 0" x 10' 8" (2.44m x 3.25m) Smooth ceiling, double glazed window to rear aspect, radiator.

Bedroom Three

7' 8" x 6' 9" (2.34m x 2.06m) Smooth ceiling, double glazed window to rear aspect, radiator.

Family Bathroom



Low level WC, wash hand basin, panel enclosed bath with mixer taps and shower rinser, partly tiled walls, radiator.

Loft Room



Fully boarded, power and light connected.

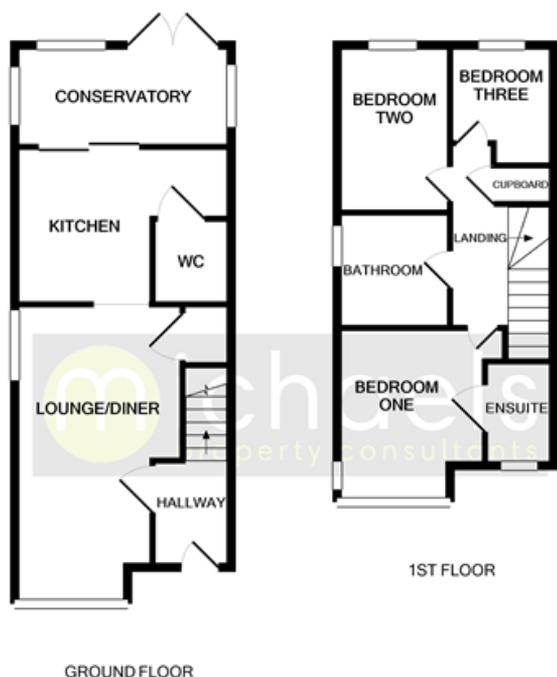
Outside



Off road parking to the front of the property, the rear garden comprises of decking area. Fully enclosed by wooden panelled fencing and gate providing rear access.

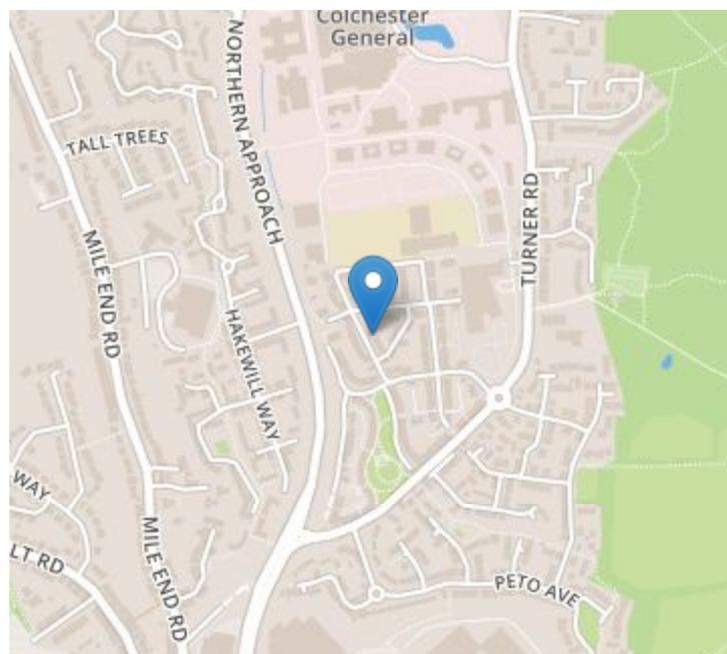
Property Details.

Floorplans

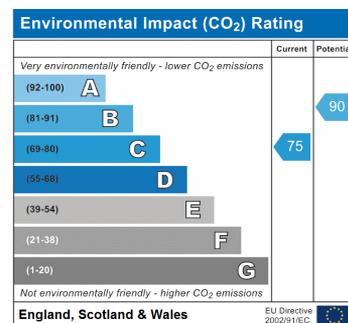
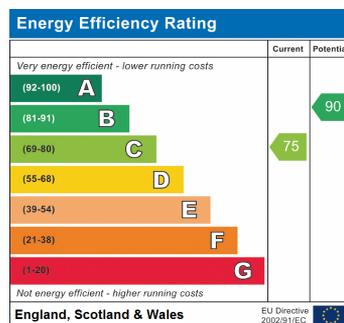


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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