



- Spacious Semi-Detached Family Home
- Three Well Proportioned Bedrooms
- Ground Floor Cloak Room, En suite & Family Bathroom
- Kitchen & Breakfast Room
- Living/Dining Room
- Low Maintenance Courtyard Garden
- Allocated Parking & Visitors Parking
- Close Proximity To A12 & Colchester North Station
- Offered with No Onward Chain

27 Kirk Way, Colchester, Essex. CO4 5ZN

GUIDE PRICE £260,000 - £280,000 Conveniently located within easy access to the A12, Severalls Business Park, and Colchester North Station is this semi-detached family home. This executive style property comprises of a generous living/dining room, kitchen/breakfast room, downstairs WC, three very sizeable first floor bedrooms, master bedroom with en-suite and modern family bathroom. The low maintenance paved rear garden is perfect for alfresco dining, and there is the benefit of private allocated parking to the rear and ample visitors parking. To fully appreciate this spacious family home internal inspection is a must. Offered with No Onward Chain.



Property Details.

Ground Floor

Entrance Hall

Stairs rising to first floor, radiator, wood effect flooring.

Cloak Room



Low level WC, wash hand basin, radiator.

Kitchen/Breakfast Room



9' 4" x 11' 3" (2.84m x 3.43m) Double glazed window to rear aspect, double glazed door leading to the rear garden, a range of wall and base units over an area or roll edge work tops, inset stainless steel sink and drainer unit, plumbing for a washing machine, space for fridge freezer, integrated electric oven and four ring gas hob with cooker hood above, tiled splash backs, breakfast bar area, wood effect flooring, radiator.

Living/Dining Room



18' 5" x 11' 3" (5.61m x 3.43m) max. Double glazed window to front aspect, French doors leading to the rear garden, generous under stairs storage cupboard with light and power sockets, T.V & phone points, radiator.

First Floor

Landing

Loft access, airing cupboard, doors leading to;

Bedroom One



15' 5" x 11' 9" (4.70m x 3.58m) Double glazed window to rear aspect, double built in wardrobes with integrated shelves, radiator, door leading to en suite.

Property Details.

En suite



Frosted double glazed window to front aspect, low level WC, wash hand basin, fully tiled shower cubical, part tiled walls, extractor fan, radiator.

Family Bathroom



Frosted double glazed window to front aspect, low level WC, wash hand basin, panel bath with mixer taps, partly tiled walls, extractor fan, radiator.

Bedroom Two



9' 0" x 11' 6" (2.74m x 3.51m) Double glazed window to rear aspect, radiator.

Bedroom Three

9' 2" x 6' 7" (2.79m x 2.01m) Double glazed window to front aspect, radiator.

Garden & Parking



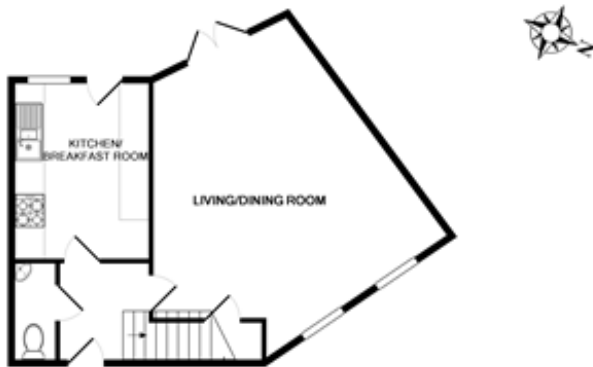
The south facing rear garden comprises of paved patio area, tree and shrub borders, hard standing area ideal for a BBQ, garden tap, enclosed by panel fencing, gate to rear.

Agents Note

There is a communal estate charge payable to PMS at the sum of approx. £9.20p per calendar month.

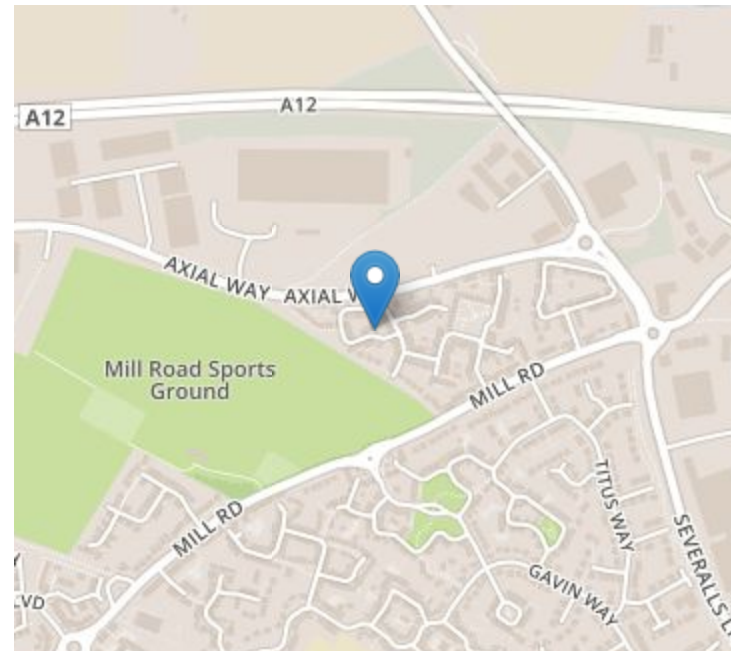
Property Details.

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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	80
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	78	79
England, Scotland & Wales	EU Directive 2002/91/EC	

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.