



3 Sebastian Close, Colchester, Essex. CO4 3SH.

****Guide Price £200,000 - £215,000**** Set to the East of Colchester and presenting itself as the ideal first time purchase, sits this deceptively spacious two bedroom maisonette. Upgraded and improved by the current owners and presented to market in good order, this home would be ideal for any couple or individual to occupy without need for improvement. Complete with a private and enclosed rear garden and fronting on to a small greensward, we recommend internal viewings to appreciate all on offer.

- Spacious & Upgraded Two Bedroom Ground Floor Maisonette
- Upgraded & Improved By the Current Vendors
- Tiled Flooring
- Wealth Of Storage
- Impressive Reception Room
- Modern Kitchen With Space For Appliances
- Two Double Bedrooms
- Seperate W.C & Family Bathroom
- Two Generously Sized Double Bedrooms
- Private & Enclosed Rear Garden



Call to view 01206 576999



Property Details.

Ground Floor Maisonette

Entrance Hall

Entrance door to side aspect, tiled floor, radiator, storage room (with UPVC window to side aspect), further inset storage cupboard, door to:

Reception Room



4.38m x 4.73m (14' 4" x 15' 6") UPVC windows to front aspect, communication points, radiator, doors and access to:

Kitchen



3.92m x 2.73m (12' 10" x 8' 11") A modern fitted kitchen comprising of; a range of grey tone high gloss base and eye level units with worksurfaces over, space for; fridge/freezer, washing machine & dishwasher, inset sink, drainer and taps over over, tiled splash back, drawers under, space for cooker/oven, wall mounted Worcester gas boiler, inset storage cupboard, radiator, UPVC window to rear aspect

Inner Hall

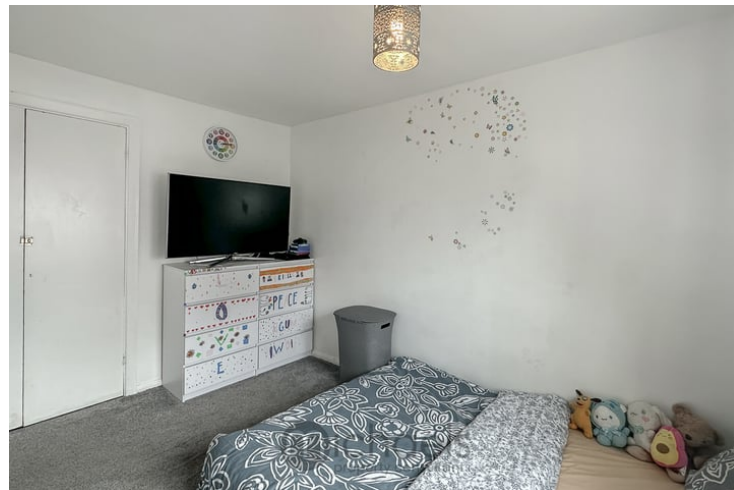
Radiator, inset storage cupboard, doors & access to:

Master Bedroom



3.66m x 3.45m (12' 0" x 11' 4") Window to front aspect, inset wardrobe, radiator

Bedroom Two



2.7m x 3.46m (8' 10" x 11' 4") Window to rear aspect, inset wardrobe, radiator

Property Details.

Seperate W.C



W.C, radiator, window to rear aspect

Family Bathroom



Window to rear aspect, pedestal wash hand basin, panel bath with curtain and shower hose over, tiled walls, radiator

Outside, Garden & Parking



Outside, the garden is accessed via a secure gate to the side of the property's entrance. The garden commences with an expansive patio area, currently home to a sheltered seating area but would also prove useful for the ideal space for an outdoor dining table and chairs. A pathway leads to the rear of the garden, with the remainder of the garden predominately laid to lawn. Boundaries are formed by panel fencing and parking is available on road without restriction, for both residents and visitors alike.

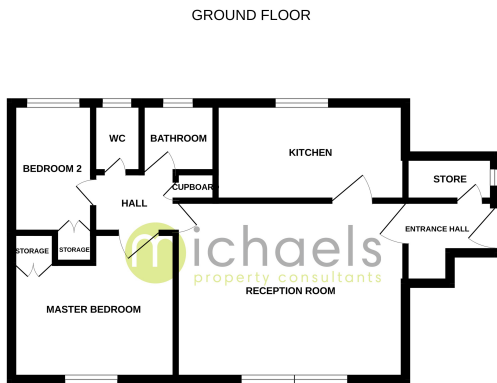
Leasehold Information

We have been advised by our sellers that this property is offered on a leasehold basis, 125 Years From 15 July 2019. Therefore there is approximately 120 years remaining on the lease. We understand the maisonette is managed by Colchester Borough Council, with a ground rent and maintenance fee payable - please contact a consultant for further information.

We advise all parties re-confirm all leasehold information and associated charges with their solicitor at an early stage of their conveyance, to prevent any discrepancy.

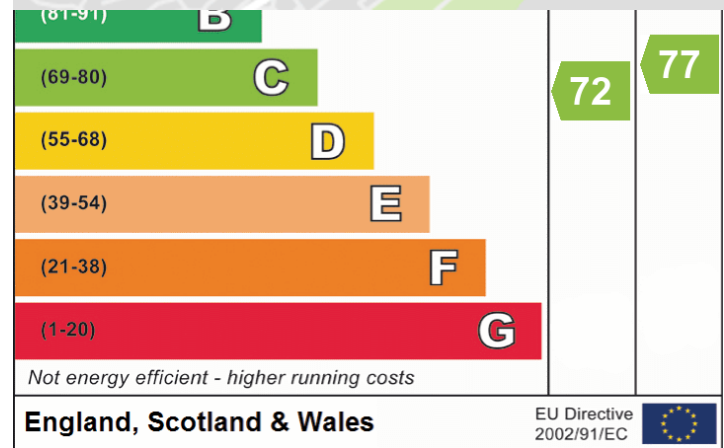
Property Details.

Floorplans



We take every step to ensure the accuracy of the floor plan, but we cannot guarantee its accuracy. It is for your information only and should not be relied upon for any legal or financial purposes. The accuracy of the floor plan is not guaranteed and we accept no liability for any errors or omissions. © 2017

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.