



5 Saxon Close, Colchester, Essex. CO3 4LH.

****Guide Price £300,000 - £325,000**** A three bedroom semi-detached home situated along a peaceful road, in the ever popular Prettygate district of West Colchester. Offered to the market with no onward chain and offering any prospective purchaser the ideal canvas in which to reimagine and improve upon, this home offers generous reception and bedroom space throughout. This home comprises of a ground floor shower room, kitchen, dining room, large reception room, two double bedrooms and a sizeable third bedroom. It is also complete with a private and enclosed rear garden and the added luxury of a garage - ideal for additional storage. Within walking distance of an array of favourable primary and secondary schools, shops/amenities, doctors/dentist surgeries and transport links, it proves to be all round, ideal family home.

- Three Bedroom Semi-Detached Family Home
- Peaceful Cul-De-Sac Position
- Prettygate Location With Excellent Amenities and Schools
- No Onward Chain
- Ground Floor Shower Room
- Kitchen
- Dining Room
- Reception Room
- Two Double Bedrooms & Sizeable Third Bedroom
- Private & Enclosed Rear Garden
- Garage



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Entrance door, stairs to first floor, doors and access to:

Shower Room



Window to side aspect, wash hand basin, W.C, shower cubicle, radiator, tiled walls

Kitchen



10' 0" x 7' 5" (3.05m x 2.26m) A variety of base and eye level units with work surfaces over, inset four ring gas hob with extractor fan over, tiled splashback, inset sink, drainer and taps over, space under-counter for fridge & freezer/further appliance, window to side aspect, opening to:

Reception Room



17' 5" x 10' 4" (5.31m x 3.15m) Window to front aspect, radiator, feature fireplace, communication points

Dining Room



20' 4" x 7' 2" (6.20m x 2.18m) Windows and door to rear aspect (leading to rear garden), radiator, access/opening to:

Sun Room

11' 8" x 7' 8" (3.56m x 2.34m) Windows to rear and side aspect, doors to rear aspect

First Floor

Landing

Stairs to ground floor, doors and access to:

Property Details.

Bedroom One



15' 0" x 10' 6" (4.57m x 3.20m) Window to front aspect radiator, inset storage

Bedroom Two



10' 0" x 7' 5" (3.05m x 2.26m) Window to rear aspect, radiator

Bedroom Three



9' 9" x 7' 1" (2.97m x 2.16m) Window to front aspect, radiator

Outside, Garden, Garage & Parking

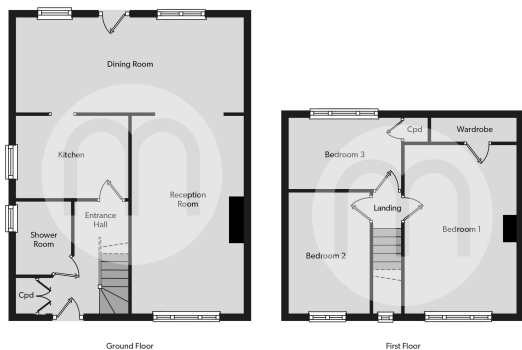


Outside, an impressive and private enclosed rear garden awaits. The garden commences with a large patio area, the ideal place for al-fresco dining and outdoor seating furniture. The property is also spoilt with the added luxury of a garage, featuring an up-and-over door and presenting itself as the ideal place for additional storage.

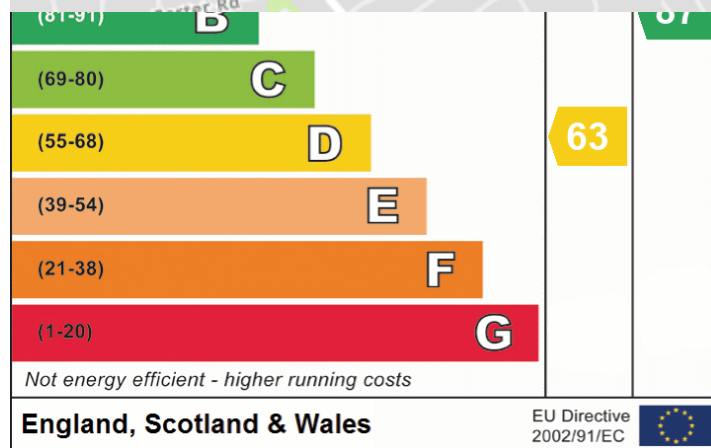
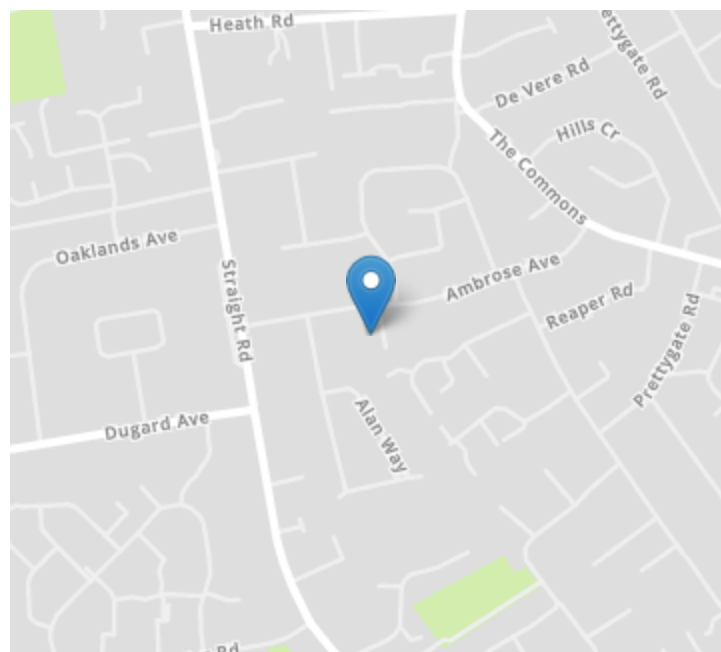
A shared side access/driveway, provides access to the front of the garage and provides secure side access to the garden.

Property Details.

Floorplans



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.