



- GUIDE PRICE £335,000 - £350,000
- No Onward Chain
- Town House
- Presented To The Market In Excellent Order
- Three Sizeable Double Bedrooms
- Superb Ground Floor Open Plan Kitchen/Diner
- En-Suite, Family Bathroom And Downstairs WC
- First Floor Lounge With Juliet Balcony
- Parking And Car Port

25 Tufnell Way, Colchester, Essex. CO4 5AP.

A truly stunning example of an exceptionally well presented, chain free, town house offering vast living accommodation across three floors and offered in impeccable condition. Located in the popular estate 'New Braiswick Park' this fantastic family home has been loved and improved by the current owners and offers excellent access to Colchester North Station and good local schooling.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor and doors to;

Study Area

7' 7" x 5' 10" (2.31m x 1.78m) With UPVC double glazed window to front, door to carport, radiator and door to.

WC

With close coupled, wash hand basin, radiator.

Open Plan Kitchen/Diner/Family Room



23' 5" x 13' 0" (7.14m x 3.96m) With UPVC double glazed window to front, UPVC double glazed French doors and glass roof to rear, radiator, built in double storage cupboard.

Kitchen Area



With a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, gas hob, in-built double oven, space for kitchen appliances.

First Floor

First Floor Landing

With UPVC double glazed window to front and rear, stairs to second floor, doors to;

Lounge



17' 9" x 10' 4" (5.41m x 3.15m) With UPVC French doors to front with Juliet balcony, UPVC double glazed window to rear, radiator, TV point.

Bedroom One



13' 1" x 10' 3" (3.99m x 3.12m) With UPVC double glazed window to front, radiator, two built in wardrobes, door to;

En-Suite

With UPVC double obscure window to rear, enclosed cistern WC, part tiled walls, wall hung wash hand basin, heated towel rail, walk in enclosed shower cubicle.

Property Details.

Second Floor

Second Floor Landing

With UPVC double glazed window, doors to;

Bedroom Two



17' 10" x 9' 11" (5.44m x 3.02m) With UPVC double glazed window to double aspect, radiator.

Bedroom Three



17' 10" x 9' 10" (5.44m x 3.00m) With UPVC double glazed window to double aspect, radiator.

Bathroom



With UPVC double glazed obscure window, enclosed cistern WC, part tiled walls, panelled path with shower screen and shower over, wall hung wash hand basin.

Outside

Rear Garden



The rear garden has been landscaped and now offers a maintenance free lifestyle and boasts a decked patio area ideal for outdoor dining and gated rear access.

Carport & Parking

The property comes with parking and a car port.

Agents Note

Please be advised originally this of style home was designed to offer four bedrooms. The currents owner are happy to alter the layout to split bedroom three to create the fourth bedroom but only if a strong offer was received within the guide price. For further details please speak to one of our Consultants.

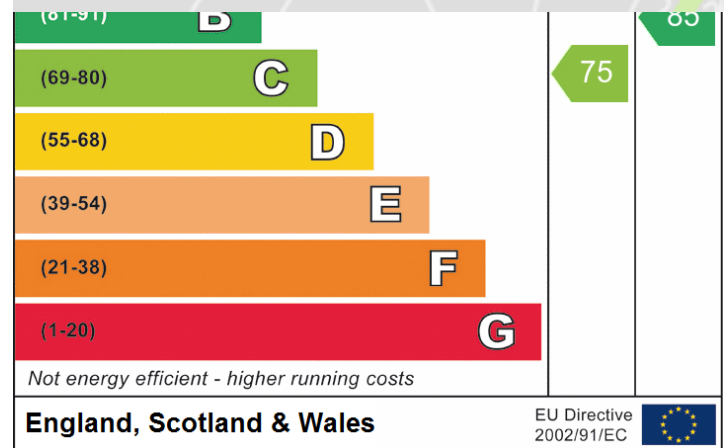
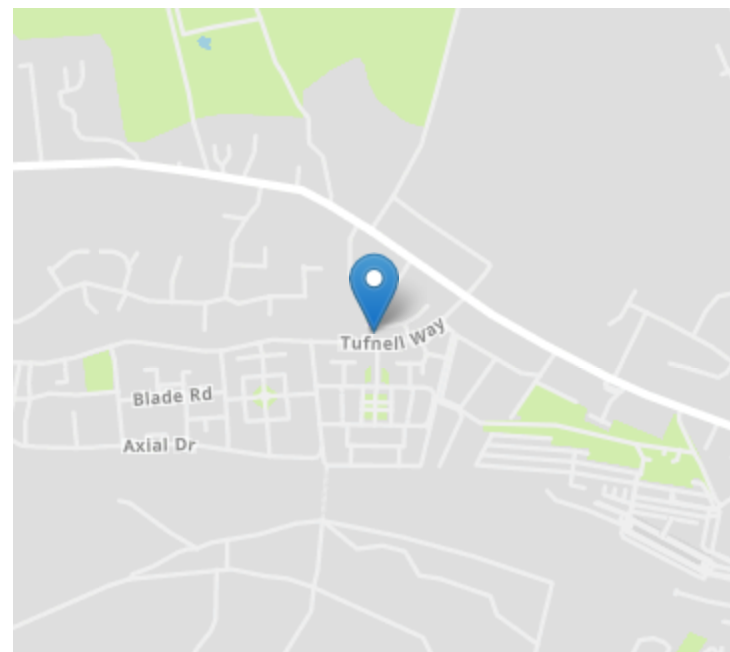
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of actual features, spaces and/or areas for sale are given as a guide only. Measurements are taken to the best of our knowledge and are not intended to be used for any purpose other than as a guide only. The purchaser should verify the accuracy of the floor plans and measurements before purchase. The purchaser should also verify the accuracy of the floor plans and measurements before purchase. The purchaser should also verify the accuracy of the floor plans and measurements before purchase.

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.