



STANFORDS



18 Connaught Close

£250,000

Hythe Hill, Colchester, CO1 2GJ

Modern three-bedroom family house offered for sale in immaculate condition throughout. The house is located close to the town centre and within easy access of the university. The property benefits from gas central heating, double glazing and a single garage.

Property Features

- Three-bedroom house
- Excellent condition
- Kitchen/dining room
- Sitting room
- Double glazing
- Built in 2007

Full Description

ENTRANCE HALL

Double glazed entrance door, stairs to first floor, under stairs cupboard

CLOAKROOM

6' 4" x 3' 10" (1.93m x 1.17m) Low level w/c, wash hand basin, tiled floor, radiator, double glazed frosted window to rear.

KITCHEN/DINING ROOM

17' x 9' 4" (5.18m x 2.84m) Fully fitted with integral fridge, freezer, washer dryer, dishwasher, gas hob, oven & extractor hood, gas boiler, tiled floor, double glazed window to front, radiator, single drainer one & a half bowl stainless steel sink unit with mixer taps above, part tiled walls.

SITTING ROOM

17' 0" x 10' 11" (5.18m x 3.33m) Double glazed sash window to front, double glazed doors to rear garden, radiator.

LANDING

Access to loft which has been part boarded & loft ladder, double glazed window to rear.

BEDROOM ONE

17' 0" x 9' 5" (5.18m x 2.87m) Double glazed window to front and rear, radiator.

EN-SUITE SHOWER ROOM

Low level w/c, wash hand basin, fully tiled & enclosed shower cubicle, tiled floor, extractor fan, heated towel rail

BEDROOM TWO

10' 5" x 8' 3" (3.18m x 2.51m) Double glazed window to front, radiator.

BEDROOM THREE

11' 3" (into doorway) x 6' 1" (3.43m x 1.85m) Radiator, double glazed window to rear.

BATHROOM

6' 0" x 7' 0" (1.83m x 2.13m) Panelled bath, wash hand basin, low level w/c, shower attachment & screen, extractor fan, tiled floor, fully tiled walls, heated towel rail, double glazed frosted window to front.

OUTSIDE

To the rear there is a garden approximately 34ft x 22ft including a secluded paved patio area with the remainder of the garden laid to lawn, enclosed by wooden panel fencing and conifer borders. Footpath to the side of the house with wooden gate. The property also benefits from a single garage.

VIEWING

Strictly by prior appointment with Stanfords, call 842156 and ask for Steve or Nina.



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AGENTS NOTE:-

These particulars, with approximate measurements have been produced in conjunction with the owner(s) and are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

The floor layout is purely for guidance purposes as a general overview of room layout, not to scale. Room dimensions are sometimes maximum measurements. Items shown in this room are not fact. Such as the flooring, doors, windows and bathrooms and kitchens are just a guide and not precise.