

Beresfords Est 1968



Beresfords

Offers Over £500,000

Freehold | 5 Bed | 3 Bath | House | Detached | Council Tax Band F | EPC B | Ref NBC251297

Ipswich Road Colchester CO4 9HD

Spacious five bedroom detached home arranged over three floors in popular location. Features include a generous living room with French doors to the landscaped garden, large kitchen / dining room, utility room, three bathrooms, and parking for two to three vehicles. Excellent access to A12/A120, bus routes and under 4 miles to Colchester North Station.

- Five bedroom detached home arranged over three floors
- Spacious living room with doors onto the rear garden
- Large kitchen / dining room with integrated appliances and entertaining space
- Separate utility room and ground floor cloakroom
- Versatile additional reception room ideal as an office, playroom or dining room
- Principal bedroom with built-in wardrobes and stylish en-suite bathroom
- Two top floor dual-aspect bedrooms with additional shower room
- Landscaped garden with low-maintenance astro turf
- Off-road parking for two to three vehicles with EV charging
- Sought-after location with excellent transport links and under four miles to Colchester North Station



Scan the QR code for full details and key information on this property.





Beresfords - Colchester Sales

Beresfords Residential
145 High Street
Colchester
Essex
CO1 1PG

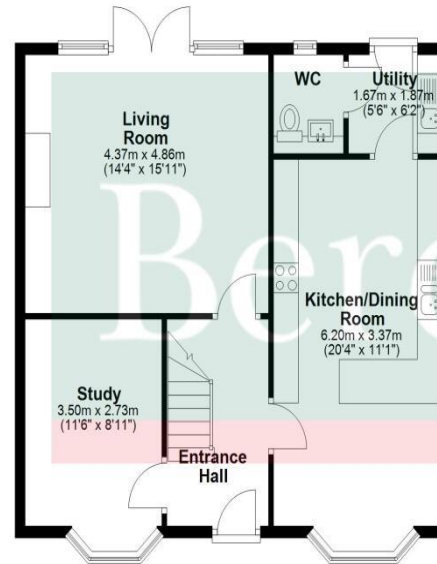
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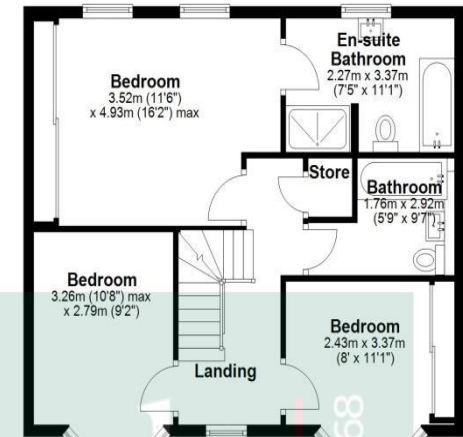
www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

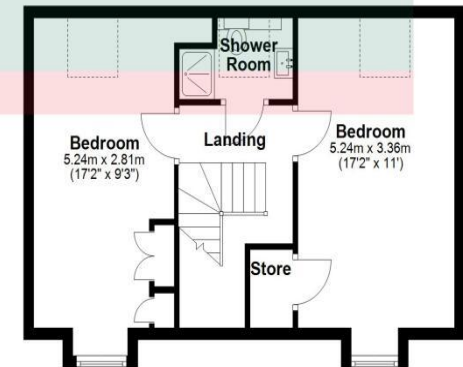
Ground Floor
Approx. 66.8 sq. metres (719.5 sq. feet)



First Floor
Approx. 57.9 sq. metres (623.0 sq. feet)



Second Floor
Approx. 46.2 sq. metres (497.5 sq. feet)



Total area: approx. 170.9 sq. metres (1840.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Ipswich Road, Colchester

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