



115 Parr Drive, Colchester, Essex, CO3 9EP

Guide Price: £325,000-£350,000 Subject to Contract - Freehold

Offered with no onward chain is this extended three-bedroom semi-detached home on a corner plot. The property is in a sought-after location with ample off-road parking, a garage and is close to popular primary & secondary schools.

- Three bedrooms
- Lounge
- Kitchen/diner
- Utility room
- Four-piece bathroom
- Good size corner plot
- Double length garage
- No onward chain



A double-glazed front door leads to an entrance hall with stairs to the first floor. The ground floor bathroom comprises a panel bath, WC, wash hand basin and walk-in shower cubicle with a double-glazed window to the side.

The kitchen/diner is located to the rear of the hall with fitted units, work surfaces with cupboards and drawers under, inset sink with mixer taps, space for a cooker, larder cupboard, a further storage cupboard and double-glazed windows to the side and rear.

The lounge can be accessed from the dining area and has a double-glazed window to the front aspect and has a gas fired back boiler (not tested).

Off of the kitchen there is a useful utility room with built in cupboard, space for a fridge/freezer and a door and window leading to the rear garden.

On the first floor the landing gives access to all three good size bedrooms with the principal bedroom having a double-glazed window to the front, fitted wardrobes and an airing cupboard

which could be converted subject to the usual regulations into a shower room.

Bedroom two has a double-glazed window to the rear and storage cupboard. Bedroom three has a double-glazed window to the front and built in cupboard and drawers.

Outside

The property sits on a corner plot and has an enclosed garden to the rear which is mainly laid to lawn and a personnel door to the detached double length garage which has power and light connected and an inspection pit.

A gate leads to the front where there is off-road parking for three cars and a lawned garden.

Important information

Council Tax Band – C EPC Rating - D
Services - We understand that mains water, gas, drainage and electricity are connected to the property.

Tenure - Freehold

Agents note: The external photographs have been digitally enhanced to include new lawn.



Consumer Protection Regulations 2008

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