Fenn Wright

THE HOME OF PROPERTY



46 Worthington Way, Colchester, CO3 4LA

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

An established extended semi-detached family home requiring some modernisation in this popular residential location offering ample parking and garage, good size garden, en suite shower room, close to sought after schooling.

- Established Extended Semi-Detached Family Home
- Four Bedrooms
- Lounge
- Kitchen/Diner
- Garden Room
- Garage & Off Road Parking
- Good Size Rear Garden
- Popular Residential Location
- Close to Popular Primary & Secondary Schooling
- Modernisation Required

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An established and extended four bedroom semi detached family home situated in this popular residential location close to popular primary and secondary schooling requiring some modernisation.

Double glazed entrance door leads to an entrance porch with further door leading to the entrance hall with stairs to the first floor. The lounge is located to the right of the property with double glazed window to the front with fireplace and sliding doors that lead to the dining area to the rear.

The kitchen/diner offers fitted units and work surfaces with cupboards and drawers under, plumbing for washing machine, double glazed door to the side, double glazed windows to the rear, further sliding double glazed doors that lead to the garden room which is double glazed and has door leading to the rear garden.

The bathroom is located on the ground floor and offers a three piece suite comprising panelled bath with mixer taps and shower attachment, hand basin with mixer taps, WC, chrome heated towel rail and double glazed window to the side.

On the first floor the landing gives access to the four bedrooms and the loft space. Bedroom one being located to the front and offering a range of fitted wardrobes featuring an en suite shower room comprising hand basin, WC and shower cubicle with double glazed window to the rear.

Bedroom two is located to the rear and forms part of the extension with bedroom three with double glazed window to the side and bedroom four located to the front.

Outside
There is a good size garden to the rear which is in need of cultivation but mainly laid to lawn, enclosed by hedging with shrub borders with side access which leads to the driveway and garage, the driveway providing ample off road parking.

Important information
Council Tax Band - C.
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold.
EPC Rating - D
Ref - COL230169/PC

Directions
Please use postcode CO3 4LA for Satnav.









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