Fenn Wright

THE HOME OF PROPERTY



3 Grieves Court, Stanway, Colchester, Essex, CO3 0UT

Guide Price: £425,000 - £450,000 Subject to Contract - Freehold

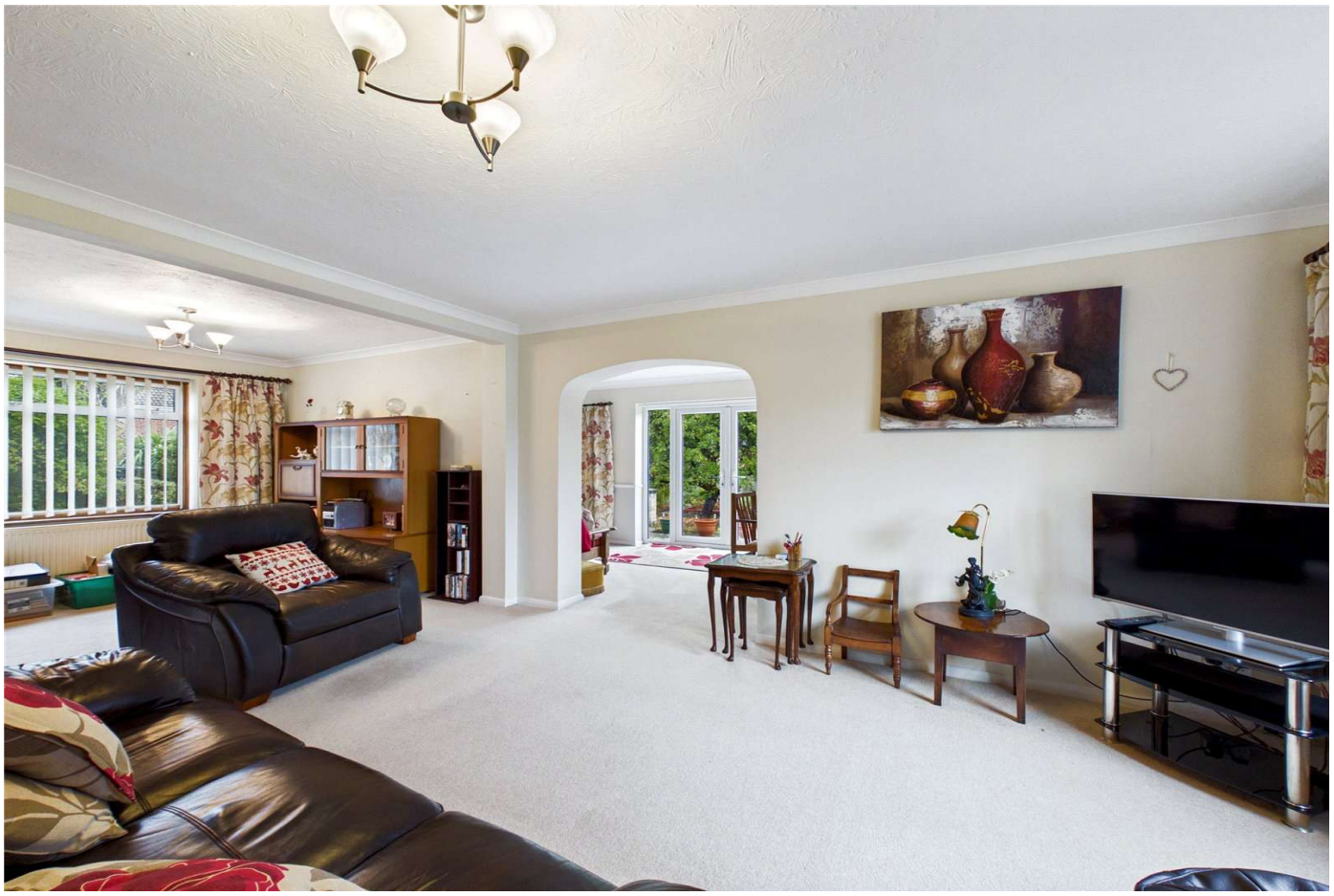
An extended three bedroom detached family home offered with no onward chain in a cul-de-sac position with large gardens, garage and parking, close to Stanway Secondary School and popular primary schooling.

- Spacious extended family home
- Three bedrooms
- No onward chain
- Corner plot position
- Large garden
- Garage & parking
- Lounge & dining room
- Kitchen / breakfast room

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A double glazed entrance door leads to an entrance lobby which gives access to a ground floor cloakroom comprising wash hand basin and WC.

A further door leads to the lounge with double glazed windows to the front and rear. An arch leads to the dining room with double glazed French doors and windows to the rear garden and patio terrace.

The kitchen has a range of fitted units and work surfaces, built-in four ring gas hob, double oven, wall mounted cabinets, sink with mixer taps and opens nicely to a breakfast area which has double glazed door and window leading to the rear garden and a further door leading to the front.

The first floor landing has access to a loft space and airing cupboard with double glazed window to the side.

Bedroom one is located to the front and has a built-in double wardrobe. Bedroom two is to the rear and has a built-in double wardrobe. Bedroom three is to the front and has a built-in over stairs cupboard.

The bathroom comprises a wash hand basin, WC, panel bath with mixer taps and shower attachment and a double glazed window to the rear.

Outside

The property sits on a good size plot measuring 0.15 of an acre with a large wraparound lawn and patio area retained by a dwarf brick wall. There is a further patio seating area with a timber shed and pedestrian gated access. The garden is mainly laid to lawn with apple trees.

To the front of the property is a shared driveway which leads to parking space and garage with up and over door.

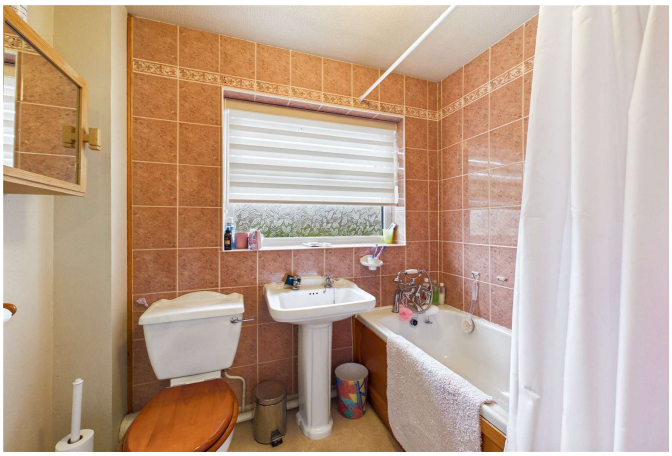
Important information

Council Tax Band – D
Services - We understand that mains water, gas, drainage and electricity are connected to the property.
Tenure - Freehold
EPC rating – TBC
Our ref - TOL260262

Directions

SatNav - postcode CO3 0UT









Consumer Protection Regulations 2008
Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

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Approximate total area(1)

1159 ft²

107.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.